

Echoes From Our Lake

March/April 2011
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Walker Lakeshores Landowners Association
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President's Message

This is one of the most important editions of the WLLA Newsletter because within it you will find information about the upcoming Association elections in July 2011. I have continuously stressed plenty of times the importance of these elections, as they give you, the Association members, the chance to elect who you want to represent you in the best way possible. In any democratic society, the rights you have to elect your representatives are your fundamental rights, and these rights are what I want you to fully honor as your rights as citizens.

This election cycle there will be six (6) Board members elected, as well as the Presidential position and the Vice Presidential position. This is why it is very important that you participate in this election.

Throughout the years, complaints have been filed, disagreements have been spoken of, and slew of other items have been brought about. Truthfully, though, most of these complaints, disagreements, etc., have not been presented in such a way as to fully integrate the complainants within the workings of the Board of Directors. Yes, we hear of the complaints, but when we want the complainants to become involved in the workings of the Board of Directors, we are met with, "Well, we don't want to get involved. It would take too much of our time." Well, time is of the essence, and it is this time that the current Board of Directors takes out of their own busy schedules, (on a VOLUNTARY basis), to move forward and do what they feel is in the best interests of the community. This is the main purpose of a Board of Directors to be elected. You, as our community elect representatives to deal with the day to day workings of the Walker Lake Landowners Association. By electing the people you trust to do the best work possible for your community, you are actually alleviating yourself of having to deal with things that you have elected a Board of Directors to do for you....in your best interests. And since I have been President of the Walker Lake Landowners Association, I have not seen a more dedicated Board of Directors than I am working with now. Beyond the call of duty they go...even though they have other work projects on their own to accomplish.

Yes, we have been told that if Board members can't handle this sort of activity, (because they are volunteers), that they shouldn't be Board members. When I hear this, I think it is extremely ludicrous. If the Board members weren't concerned with what is going on in their community, then they wouldn't opt to become Board members. But they DO CARE. This is why they run for the positions to become Board members. For those who complain about this and that but don't attend Board meetings and get involved, what do they expect? This is NOT the way things work.

GET INVOLVED! Help your community better itself and make Walker Lake Estates the premier place to live!

Art Politano, President WLLA

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News from the WLLA Office

The 2011 WLLA Beach/Tennis badges, parking, dock and boat permits are here. Stop in to pick them up or mail a self addressed stamped envelope noting how many of each that you need.



Please note that the **office will be closed** on the following days:

Friday & Saturday, April 22 & 23 [Easter Holidays]

Tuesday, May 31 [Memorial Day Holiday]

Tuesday, June 14 [Flag Day]

Tuesday, July 5 [Independence Day Holiday]

Regular Office hours are Tuesday-Saturday, 10 AM – 1 PM

Kindly take note you may receive your newsletter by e-mail. If you have already signed up, we thank you! (Email us with your request at wlla@ptd.net)



Spring Calendar of Events

Saturday, April 16	Board of Directors Meeting 10:00 AM
Tuesday, April 19	Bus Trip to The Sands Casino in Bethlehem, PA
Saturday, May 21	Board of Directors Meeting 10:00 AM
	General Membership Meeting 12:30 PM - Nominations
Saturday, June 18	Board of Directors Meeting 10:00 AM
Saturday, July 9	Penny Social
Saturday, July 16	Board of Directors Meeting 10:00 AM
	General Membership Meeting 12:30 PM- Elections

Social Events at WLLA by Fran Orth

The bus trip to Mt. Airy on Valentine's Day was well attended and very successful.

Upcoming: we have a bus trip to the Sands Casino in Bethlehem, PA on April 19th. In the Fall, there is a senior excursion to Wildwood and Cape May planned for September 26-30. Included in the trip: 4 nights' accommodations, breakfast, dinners and entertainment. There will be two days in Atlantic City with dinner one night and slot money; a guided trolley tour of Victorian Cape May, ice cream social and much more...call Fran for more information and/or reservations: (570) 296-5528

Don't forget the Penny Social on July 9th and the Bon Worth Fashion show and tea on September 10th, both here at the clubhouse.

If there is enough interest, we will do the Christmas Show in Rockefeller Plaza again this year.



NEWS FROM THE WALKER LAKE WOMEN'S CLUB

Spring is finally upon us. After this very cold and icy winter, we are glad to see it here. During the winter months, we were busy with our various projects. We also learned several new techniques in sewing. Now it is time to finalize plans for the Women's Club activities for the Summer and Fall. Our annual Penny Social is scheduled for Saturday, July 9th. This activity is always a crowd pleaser. So, circle the date, and come down and join in the fun. Also, back by popular demand is our Fashion Show and Tea, Sip and Style. The ladies of the club not only model the clothes, but also prepare the delicious goodies for the tea. The fashions are supplied by Bon Worth's in Lafayette Village, NJ. The date is tentatively scheduled for Saturday, September 10th. As you can see, we are going to be very busy. The Walker Lake Women's club meets on the first and third Wednesday each month at 10AM and would love to have you join us.

Don't forget! WALKER LAKE ANNUAL PENNY SOCIAL - SATURDAY, JULY 9TH 7PM

Culvert Care by Tom Tate

The heavy rain that ended our Winter wrought havoc on many of our Association Roads. The Road Committee has made an inspection and list of the damage and it is in the process of being repaired. Some damage, like that done to portions of Maple, cannot be completed until the ground dries enough to permit permanent repairs.

A list of the roads requiring repair follows:

*Onandaga off of Birch * Iroquois and Lakeshore * Cahoonzie and Maple (all of Maple due to the road washout) * Mohawk and Birch * Hickory and Walker Lake (culvert taken out and swale filled with gravel) needs to be addressed and alternative solution found * Oak and Walker Lake culvert needs to be addressed.

If you have water damage on your road and it is not on the list, please email or drop off the information to the office.

According to our repair company, the prime cause for the damage was clogged culverts. In our development, culverts include the ditches along the roadways and the pipes under roads. WLLA cleaned the ditches and pipes that are its responsibility twice last year. However, Mother Nature has the habit of coming along behind and undoing their work. Our repair company recommends the following steps:

1. Homeowners and property owner should **never blow or rake leaves into the culvert ditches or the road.** If using a maintenance crew for yard work, please advise them of this. Fines are possible where this happens.

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2. **Homeowners and property owners are responsible for keeping the culvert pipes under their driveways clear of debris.** If these clog, water rushes into the road causing damage.
3. **Make every effort to keep large rocks away from the ends of culvert pipes.** They look great but if clipped by a snow plow or vehicle, they can block the culvert and result in water damage.

Thank you in advance for helping with this issue.

Septic and Buried Oil Tank Maintenance by Tom Tate

A quick and friendly reminder to be sure your septic system is in good working order. Like all things, septic systems work better and last longer when properly maintained. The trusty WLLA “Red Book of Rules and Regulations” offers these tips on page 11:

1. Clean the tank every three years, every five if you are a low use household.
2. Do not use more than one shower at a time or use the shower and dishwasher together.
3. Avoid using garbage disposals and minimize grease flowing into the system
4. Install a lint trap on the washing machine.

Here are a couple of my own:

5. Feed your septic system with out of date yogurt on occasion. The yogurt bacteria are a nice boost for the bacteria active in the septic system.
6. Limit the use of bacteria killing cleaners in sinks and toilets. They kill bacteria, germs and other nasty elements there and then again in your septic system, reducing its efficiency.

As to oil tanks: Owners with underground oil tanks should see about having them removed. Fortunately, our State has a program that will reimburse costs for removal of leaking underground tanks. Check this link for more information:

http://www.portal.state.pa.us/portal/server.pt/community/cleanup_program/14100/underground_heating_oil_tank_cleanup_reimbursement_grant_program/589716 I feel certain your oil supplier can also provide you with all the details and perhaps even handle the whole process for you. A leaking oil tank can result in heavy fines so taking care of it on your own is the best course of action.

What?! Did I hear correctly and you do not have a WLLA “Red Book of Rules and Regulations” of your own? Don’t tell me you’ve been borrowing your neighbor’s copy. Well, beg no more as I am advised by a reputable and trustworthy source that we have an ample supply at the WLLA office. Call, post or drop by and fill that void on your bookshelf today.

Presenting and Learning at the 2011 Schuylkill Watershed Congress

Two of WLLA’s landowners, Chet and Pat Dawson, attended the 2011 Schuylkill Watershed Congress at Montgomery County Community College in Pottstown, PA. Faculty, environmental consultants, concerned citizens, teachers, members of watershed conservancies, native plant nurseries, lawyers attended this conference. There were groups from Delaware and New Jersey, so the meeting had a regional flavor and a broad representation of many disciplines and interests. Pat and Chet were there to represent the Twin & Walker Creeks Watershed Conservancy as well as STEM.

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The Conservancy had a display with brochures and newsletters as handouts, and Pat co-presented with Kirk Mackey who oversees the water quality monitoring program for the Conservancy. The presentation, “*Volunteer Monitoring: Health Indicators for Twin & Walker Lakes, Pennsylvania*”, contained a brief overview of the three lakes, their location, geography, and characteristics, and discussed the mission and organization of the Conservancy followed by an explanation of the procedures and equipment used in taking water samples for determining Chlorophyll a (amount of photosynthesis), phosphate levels (nutrients entering lakes), and secchi disk readings (clarity of lakes) that are converted by FX Browne into a number that indicates the health of the lakes. After attending other sessions that discussed monitoring activities, it became apparent that Twin & Walker Creeks Watershed Conservancy has more advanced equipment and is collecting far more data than the others groups.

Other presentations included a discussion of the economic value of parks and open space on home values with data presented from the perspective of an economist and a report from the Delaware River Keeper Network concerning their work with the Alliance for Aquatic Resource Monitoring at Dickinson College where volunteers are trained to monitor streams near natural gas drilling activities and water samples are taken and stored for future analysis in the event that other chemicals are discovered in natural gas drilling waste water. Currently, two signature chemicals from drilling into the Marcellus Shale are barium and strontium, both heavy metals and it may be helpful to have such testing done at the three lakes that we are monitoring in Pike County.

The attendees came back with numerous handouts, brochures, several DVDs on storm water management and an abundance of new knowledge and contacts.

Note: Please consider joining the Twin and Walker Creeks Watershed Conservancy. There are several levels of membership, from Senior/Student at \$5.00 to the Corporate level of \$40.00 Any contribution to the Conservancy's efforts would be appreciated.

On Your Behalf

This motion was made and passed by the Board of Directors at their last meeting on March 19, 2011: “That no property owner is permitted to deduct any amount from their invoice rendered by the association.”

The next Board of Directors meeting is April 16 at 10:00 AM in the Clubhouse.

Spring Electric Savings by Tom Tate

Spring is in the air – kind of. Since many of us switched energy providers early last year, there is a fair amount of activity from old and new electric suppliers to get us to switch again. Any legitimate marketer will be vetted by the State. If you receive an offer to switch, do a little homework to see if you want to choose them as your supplier. The best place to start is at the State's official website - <http://www.papowerswitch.com/shop-for-electricity/shop-for-your-home/by-distributor/ppl/rs>.

Be sure you are comfortable with the provider before disclosing any personal information. Check the link above and get all the details. Look for early termination fees, usually involved when you get a fixed price. If you are interested in purchasing green power, it is available from various marketers but always at a higher price. Be sure you want to pay more for that option.

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Which marketer would I recommend? If they are on the approved list, they have all passed a rigorous background check by the State and are financially sound. You really face no risk if they do not provide power since PPL is bound by law to be the “provider of last resort.” Your rate might be higher, that’s all.

So, is it worth making the change? I think so. Saving 10% works for me. Be advised that you are not saving 10% off your total bill, just off the energy portion. If you ever want to know all the reasons for this, let me know – it is far too long a story for *Echoes*.

And be sure to take other steps to save on your electric bill. **Lighting** is one way to save. Replace your six (6) most frequently used light bulbs with those compact florescent pig tail models and save about \$70 / year. There are four don’ts associated with these lamps:

1. **Don’t** use them in an enclosed fixture – they will fail rapidly and maybe energetically.
2. **Don’t** throw them in the trash when they do burn out, take them to Lowes or Home Depot for proper disposal.
3. **Don’t** put them in places that you turn on and off frequently, they will not last the predicted seven years, Mythbusters findings to the contrary notwithstanding.
4. **Don’t** leave them on because they use less energy. I can’t tell you how many people have told me they do this. Use them like a normal lamp (preceding exceptions followed) so you can enjoy some savings.

Let Mother Nature do the clothes drying. Line drying is much better for the fabric and makes your clothing smell nice without the need for chemicals. Can’t give up the dryer? Okay, make sure your washer spin cycle is getting as much water out as possible, spin it a little longer if necessary and check the dryer vent to be sure it is clear of any obstructions.

Check your weather seals around the house. Caulk and gasket drafts and openings.

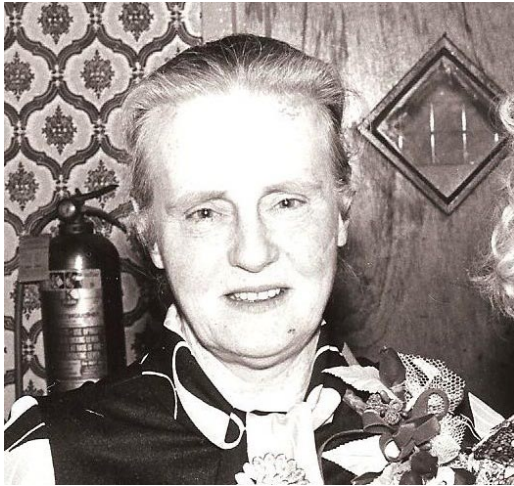
Set ceiling fans to blow downward (they should blow up in the Winter months).

Have your central air services and filters cleaned. If you use window units, be sure to seal around the window opening thoroughly to keep all the cool air inside.

Goodbye, Dear Friend of Walker Lake

Dorothy ‘Dottie’ Myer passed from this life on February 17. Dottie was a great friend to Walker Lake and to many who lived here. She worked tirelessly on every kind of fundraising project here in the Walker Lake community, for the fire company and for St. Ann’s parish. She was a cheerful presence to all who knew her. Dottie is pictured with the quilt that was made by her friends in the Walker Lake Women’s Club.





Guess Who?

Walker Lake Elections 2011

It's time to start thinking about the July 16th election of Officers and Directors for the Board of Directors of the Association. This year the election is for President, Vice-President and six (6) Directors. If you are concerned about what happens in the community, here is your opportunity to be part of the solution.

The following positions, with their attendant terms, will be voted on this year.

Officers		Directors	
Position	Term	Seat	Term
President	2011-2013	1	2011-2014
Vice President	2011-2013	2	2011-2014
		3	2011-2014
		4	2011-2014
		5	2011-2014
		6	2011-2014

Due to the **Absentee Ballot** process, the May 21, 2011 General Membership meeting will be the last opportunity for nominations to be submitted. Nominations will be taken from the floor at this meeting. Please note nominations will *NOT* be taken from the floor at the Annual Membership meeting on July 16, 2011. ***Here's how the Nomination process takes place:***

1. **Eligibility for Nomination** - Nominees must be Members in good standing of the Association prior to the May 21, 2011 General Membership meeting. Members in good standing are defined as *“those current in payment of all assessments, fees, liens and arrearages (or WLLA-prearranged installments thereof).”* In addition, nominees for the offices of President and Vice-President must meet the following criteria: Must have

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served at least one (1) year as a member of the Board of Directors; or as Secretary or Treasurer for at least one (1) year for the Board of Directors.

2. *Self-Nominations* - If eligible, you can fill out and submit a **Nomination Acceptance Form** to the WLLA office by May 21, 2011. A copy of this form can be found at the end of this newsletter and forms are also available at the WLLA office.

3. *Nominations* will be accepted from the floor at the May 21, 2011 General Membership meeting. The individual nominated must accept the nomination, either in person or in writing, and must fill out a **Nomination Acceptance Form**.

Here's how the Absentee Ballot process takes place (excerpted from Appendix II, Constitution of WLLA, Article VIII, page XVII, paragraphs 7, 8 and 9):

The Nominating Committee will draw up an Absentee Ballot based on the eligible nominations received following the procedure outlined above.

1. Absentee Ballots will be available beginning June 1, 2011.
2. Members are required to sign for the Absentee Ballot. Therefore, ballots may be picked up at the WLLA office or may be requested to be mailed by submitting a signed letter of request to the WLLA office.
3. Each **Absentee Ballot** will include a plain, non-identifiable envelope (in which the completed ballot will be placed and sealed) as well as an outer envelope that will show the name and address of the voting member.
4. Only one absentee ballot will be issued for each membership household.
5. **Absentee Ballots** must be postmarked and/or received by the WLLA office by July 9, 2011.
6. Members who request an **Absentee Ballot** may **NOT** later rescind the ballot and vote at the Annual Membership (Election) meeting on July 16, 2011.
7. **Absentee Ballots** will be opened and counted at the July 16th Annual Membership meeting along with the votes cast at that meeting.

If you'd like to find out more about what's involved in being a member of the Board of Directors, please contact the WLLA office and a member of the Nominating Committee will get back to you.

(A Nomination Form is included in this newsletter on the following page.)

Nomination Acceptance Form

Walker Lakeshores Landowners Association, Inc.
(Due in WLLA office by 1 PM on May 21st, 2011)

I, _____, agree to accept the nomination in the WLLA 2011 election, for the position of _____.

Print Name: _____

Address: _____

Phone: _____

Email: _____

Personal Statement: This is optional, but we would like to include your statement with the ABSENTEE BALLOT and in the Newsletter to better familiarize the membership of all of the candidates. If additional space is needed, please write on the back of this form.



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

Address Service Requested

Important election information inside this issue!

Walker Lakeshores Landowners Association Officers

President: Art Politano
Vice President: Mary Iverson
Treasurer: Art Politano
Secretary: Carol Mihail

Board of Directors

Keith LaPan	Fran Orth	Carol Mihail
Barbara DiMaio	Art Politano	Kurt Boogertman
Frank Dubowski, Jr.	Andrew Milne	Bernie Reyes
Charlie Kieselmann	Rose Murphy	Tom Tate
Nancy Olson	Kristine Guardino	



Key Contacts

Norma Prigge-Office Manager
Mary Agnes Dorney – Office Assistant