



ECHOES FROM OUR LAKE  
THE NEWSLETTER OF THE WALKER  
LAKESHORES LANDOWNERS ASSOCIATION  
AUGUST / SEPTEMBER 2012  
VOLUME 128

**PRESIDENT'S MESSAGE**

Welcome to the August/September edition of the WLLA Newsletter. You have in your hands what I think to be one of the best, if not **THE** best, editions of the Newsletter to date. The importance of this Newsletter, (besides all of the information contained herein), is that the proposed WLLA 2013 budget is here for your review. This budget was passed by the Board of Directors at the August 18th, 2012 meeting. A lot was put into the preparation of this budget, and the Board stayed into the afternoon hours of August 18th to finalize it and vote on it. It is presented to you here in its entirety. You will have the opportunity to vote on it at the General Membership meeting on September 15th, 2012 to make it official.

I hope you all are enjoying the summer here at Walker Lake. The time goes by so quickly, so we have to make the best of it...and we surely do! Winter is practically right around the corner already. Imagine that! :)

I look forward to seeing you all very soon.

Art W. Politano

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**RUMOR MILL**

Because rumors take on a life of their own, it makes sense to dispel two that have persisted in recent weeks.

**Rumor 1:** Our lake water is contaminated which is why Sandy Beach was closed. **UNTRUE.** Sandy Beach was closed because the Department of Health was requiring the following: safety equipment, drinking water, restrooms, etc. It is not possible to provide these items for a variety of reasons, theft prime among them. So we posted a "No Swimming" sign and removed the float. The lake water is tested regularly and is just fine. There is nothing to fear regarding the quality of the lake water.

**Rumor 2:** The WLLA Board of Directors has decided to ram through an indoor pool project. **UNTRUE.** The Board did discuss an old request that building an indoor pool be considered. That discussion centered around presenting the question to the WLLA membership at large to vote up or down. The Board has no leanings one way or the other. Since that rumor began, the Board has met again and decided to table the project to address needs with a higher priority.

## DAM ETIQUETTE

*Please note the title uses the noun not the expletive otherwise it would have been deleted (a homage to the Nixon days; i.e., “expletive deleted”).*

Anyway, the purpose of this article is to explain how to behave near, and care for the dam that creates our lake.



*Sturdy but not indestructible.*

While sturdy in appearance (and in actual fact), people should not play on the dam’s surfaces. Over time, such actions could create erosion that would weaken the structure. So please refrain from playing and rough housing on the dam itself. You can walk across the top but leave it at that.

*Pretty to look at pretty to hold but if you toss, you we’ll scold.*

Yes, a poor attempt at a little dam levity. Rip rap are the large stones that are in place around the dam. They are an essential part of the dam’s construction. When they are removed and thrown into the lake, a weak point is created in the dam. Over time, it can lead to a failure. So please let sleeping rip rap lie.

While on the dog reference, let me ask that people with dogs keep them away from the beaches (no animals are allowed on the beaches) and the boat launch areas. Please be considerate of others quiet enjoyment of these areas. If your dog loves to swim, find a different place along the shoreline for that purpose. You **are** carrying plastic bags so only footprints are left, correct?

The bottom line is the dam is not a good place for play and recreating. It is dangerous because the water is deep there and can damage the very structure that forms our lake. Thank you for helping us **keep** our lake’s dam in proper order.

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## BEACH VOLUNTEERS NEEDED



Those who frequent the beach know that weeds have been a problem this year. The folks who previously **volunteered** to care for the beach are past those days and we are now looking for some **volunteers** to fill their shoes...or flip flops...it is a beach after all. If you could **volunteer** to rake the sand one or more days a week, please let the office know as soon as possible. The Board did not budget to have it “professionally” done (that means for pay) so we are looking for some fine upstanding beach-goers to help us bridge this gap. Thanks for

your help!

As an example of **volunteerism**, a very big Thank You is extended to WLLA community

member, Mr. Frederick Paul, who **volunteered** his time to further beautify the Clubhouse Beach area. Mr. Paul removed all of the flower barrels that were rotting away. If anyone wants to donate new barrels, or has some other ideas for the area where the old barrels were, please contact the WLLA office at **296-7788**.

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## **WLLA HISTORIAN**

Hey, we are old enough an association to have a historian, right? Yes, we are. So, it is with great enthusiasm that we announce our new historian, Art Politano. With a little help from Tom Tate and others, Art will pick up the historian mantle and begin working the existing material into proper shape and add more to fill in the gaps. Anyone have some old photos or stories to share? Send them to the office. Please let us know if you need them back otherwise they'll go into the official archives where, centuries from now, when archeologists of the future are excavating the famous WLLA site, they will add to the lore of the area. Be a part of history and submit your treasures today!



In fact, the historian has already been at work and his first contribution follows...

### *A BRIEF HISTORY OF THE WALKER LAKE COMMUNITY*

Walker Lake is a small natural lake which was enlarged by construction of a dam in 1953. The lake is fed by springs and by a creek which starts at Little Walker Lake and enters Walker Lake at the south end of the lake. The overflow of the dam spillway goes into Walker Lake Creek which enters Twin Lakes Creek and thence goes into the Delaware River. The shoreline is approximately three miles long. The lake bottom is owned by Walker Lakeshores Landowners Association, (a/k/a WLLA). WLLA also owns common property including a clubhouse and office building, a tennis court, two beaches and additional lots. There are no mortgages on any of this property.

The community was divided into four subdivisions. These subdivisions are Walker Lake, Inc., Pennsylvania Lakeshores, Hinkel Estates and Maple Park. Part of the community was initially divided into very small lots. At a certain point in time, Shohola Township requirements for building lots changed, and in some parts of the community it required three (3) lots to build. In those areas, a number of people never built and have done nothing with those lots. A number of those people have let their lots go for taxes rather than continue to pay the cost of taxes and assessments. A number of others have chosen to **donate** their lots back to WLLA.

There are currently about six hundred and fifty (650) property owners owning two thousand six hundred and ninety five (2965) lots, with three hundred and twenty five (325) homes currently built. That number has increased in the past few years and will probably continue to do so as

developers buy lots at tax sales and combine them to build.

Lake assessments are charged to owners in all four (4) subdivisions, but only those owners in Pennsylvania Lakeshores and Walker Lake, Inc., pay for road maintenance. Roads in Hinkel Estates and Maple Park are maintained by those property owners, and West Shore Drive is maintained by its property owners.

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### TREE IN THE LAKE SITUATION



Loch Ness has Nessie, Raystown Lake has Ray and Lake Champlain has Champy. Do those famous critters have anything on Walker Lake? Well, no. We have the mysterious floating tree. Not that it is floating that much anymore. The US Coast Guard may declare it a navigation hazard and many have decried it as unsightly, so we have enlisted the **Forest Volunteer Fire Department, Dive Rescue Team.** They dove to the tree on the afternoon of August 4<sup>th</sup>, and have made the following report:

**“It appears that this is an unknown species of sentient tree life never before seen. Our attempts to inspect it resulted in telepathic communication with the creature. It assured us that its intentions are peaceful and that it just wants to reside in peace in the tranquil setting of Walker Lake. As such, it has been declared a national asset and must be left as it is.”**

There you have it. A unique new species in our very midst. Nah, just spoofing. The report from the dive was not in hand by the time this was printed so an official report will follow later.

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### LOST & FOUND

**Lost:** Small diamond earring with white gold setting. SENTIMENTAL VALUE. Please call Maria at 201-530-9390, or turn into WLLA office.

**Lost:** Paddle boat. WLLA tag # 3057. If anyone has found this boat, please call Sue at 201-906-9450, or call the WLLA office at 296-7788.

**Found:** A boat with WLLA tag #967 has been found. Call Sue at 201-906-9450, or call the WLLA office at 296-7788.

Have you been diligent in getting your **annual** tags for vehicles, boats, docks and beach? If you have been, thank you. If not, please make sure you do. Also, please register any boat ID numbers with the WLLA office. If they drift off by themselves, we have a better chance of finding you to make their safe return.

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### KIDS' CONTEST

The Association office is home to our unofficial mascot, an African Bullfrog. Happily ensconced there for several years, he/she has never been properly named. Therefore, we are launching a contest for the children of the community to name the mascot. Here are the details:



1. Children can submit their suggestion for a name to the office. Please include your own name and telephone number for us to be able to contact you should you be the winner.
  2. A winning entry shall be chosen from all entries submitted.
  3. The chosen entry will win a classic microscope; perfect for the winner to see and identify small objects, etc., around them.
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### MOTIONS

The following **Motions** were made at the July 21<sup>st</sup>, 2012 **General Membership** meeting:

**Motion** made by a WLLA member stating the following: To **reinstate** the WLLA **membership fee** as a separate line item in the annual WLLA invoices, and also **reinstate** the allowance of a WLLA landowner to opt out of paying the WLLA **membership fee**. Those who elect to **not** pay the WLLA **membership fee** are not entitled to the use of any of the WLLA amenities, and are not entitled to speak at **Board** meetings as well as not entitled to speak or vote at **General Membership meetings**, (unless the issue at hand at a General Membership meeting concerns something that an assessment was paid for). This does not apply to one of WLLA's subdivisions, Hinkel Estates, as their Deed Covenants state that Hinkel Estates pay the membership and join the Association.

This **Motion** was **passed** by a majority of the voting membership present at the meeting. Hence, the **reinstatement** of the **membership fee** and the option of opting out of **membership**, shall become effective on January 01, 2013. This is **not retroactive**. In other words, those home/landowners who deducted what they considered a "**membership**" fee from their 2012, 2011 and perhaps 2010 invoices, still have outstanding balances and are subject to **collection**.

There was **not** a membership fee in either of the years 2010, 2011 and 2012. All those who paid their total Lake Assessments for the years 2010, 2011 and 2012 were **automatically** considered **members** of the Association.

**Motion** made by a WLLA member stating the following: That WLLA shall purchase a video surveillance system to monitor, 24 hours a day, 7 days a week, chosen spots that are subject to vandalism, theft, etc. This **Motion** was **passed unanimously**. President Politano then formed the **Security Detail Committee (SDC)** and appointed Jim Dodge as Chair of the **SDC**. Anyone interested in joining this newly formed committee, please leave a message for Jim Dodge at the WLLA office: **296-7788**; [wlla1@ptd.net](mailto:wlla1@ptd.net).

The following **Motions** were made at the **August 18, 2012 Board of Directors** meeting.

- 1) **Motion** made to accept the bid proposal of **Precision Landscaping** for the snow plowing contract. **Motion** passed.
- 2) **Motion** made to extend the contract of **Precision Landscaping** up to 3 years to lock in the current price, (except for the increase or decrease in price for materials which will be treated salt and anti-skid). **Motion** passed.
- 3) **Motion** made to budget for the complete renovation of the tennis court including the replacement of the fence around it. **Motion** passed. This has already been included in the proposed budget and will be in the August/September Newsletter.
- 4) **Motion** made to approve the proposed WLLA 2013 budget. Motion passed. *Note: See the proposed budget further on in this newsletter. It will be voted on at the General Membership meeting on September 15<sup>th</sup>.*



#### TRASH CAN ETIQUETTE

Please be sure to move your trash and recycling cans back from the road following pickup. It is an **eyesore** for them to remain road side all week. Thank you!

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#### PENNY SOCIAL RESULTS

By **Linda Dubowski**

Thank you to all who attended the **Walker Lake Penny Social** on Saturday, July 7th. The **Walker Lake Women's Club** was thrilled with the big turnout. We made close to \$600. The 50/50 was \$82.50 and was won by Marvin Schecter. Mr. Schecter donated the money back to the **Woman's Club**. A very good time was had by all.

# Splash Back

By  
Peter Wulforst

The Walker Lake Woman's Club is involved in many activities including community service. We are currently making quilts to donate to the **Linus Project**. The **Linus Project** provides these quilts to local police, fire and ambulance companies. When a child is traumatized because of a terrible event in their lives, they are given one of these blankets to hang on to, (like Linus in the Peanuts comic strip). The **Woman's Club** uses some of the money they make on things like the **Penny Social** to fund these projects. We are currently discussing plans for our **Christmas Community Service** project. Last year we donated 10 dolls with complete handmade wardrobes to some special little children.

**Walker Lake** was recently stocked with **bluegill, sunfish and largemouth bass**. The stocking is part of a **multi-year** program that was initiated to **re-establish** the fishery after the **extended drawdown** that occurred several years ago. The **drawdown** was necessary to complete work within the lake basin, but it did **disrupt** the balance of the fishery. Some of the largemouth bass were tagged with metal tags in their lips. We hope to monitor growth rates from the tagged bass and estimate the population size of the largemouth bass fishery. If an angler catches a tagged bass, we would like them to record the tag number, date, location and length of the bass. This information should be given to the Walker Lake office. In addition, if you could share with us whether the fish was harvested or released.

Also, a creel survey form has been developed. Scott Rando has put this on the **Walker Lake** website, ([www.walkerlake.com](http://www.walkerlake.com)). Anyone can pick up survey sheets at the office. All you have to do to participate is record your catch on the survey sheets and return the completed surveys to the office at your convenience. There will be a **prize** drawing for a fishing **rod/reel** at the end of the season for everyone that participated in the survey. All of the information from the tagging program and creel survey will be used to supplement the data we already have, and the data continuously collected for the rest of this season. Our management goal is to develop and maintain a "quality", self-sustaining fishery in Walker Lake.

The lake committee would like to remind all watercraft users of Walker Lake (boats, kayaks, canoes, sailboats, paddleboats etc.) that federal regulations **REQUIRE** a US Coast Guard approved (with seal) life jacket (one life jacket for each passenger) be in the boat. All children under 16 years of age must be wearing them. Furthermore, each watercraft **must carry a whistle** (State law). For those lakefront home owners, you should consider having a life saving device handy. This is especially important if you have a dock or float in the water.

There are also concerns about invasive plants and animals showing up in Walker Lake. Anyone bringing a watercraft to Walker Lake should be sure to **clean the bottom of the boat** by **scrubbing and washing it**. Various forms of aquatic plants and animals like mussels are found in other lakes and rivers and attach themselves to boats and are transported to other lakes and rivers. We **don't** want them **invading** Walker Lake.

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## **WLLA PRESS RELEASES**

As of October 1st of this year, (or maybe a bit sooner if a good response is received from the community by submitting their email addresses), WLLA will be sending out periodic Press Releases concerning upcoming events, special interest items, important information for the WLLA community, etc. This will be extremely helpful in relaying information to the WLLA community between each WLLA Newsletter. So please help in making this endeavor a success. How do you help in making this a success? Thanks for asking...read on...

**PLEASE PLEASE PLEASE** submit your email addresses as soon as you read this. Email to either [wlla1@ptd.net](mailto:wlla1@ptd.net) or [wllapresident@gmail.com](mailto:wllapresident@gmail.com). In the **subject area** just write, "**My email address**," and in the body of the email all you need to write, (unless you also want to say "Hello!"), is your name and any other members in your household who will also be reading the Press Releases.

**THANK YOU FOR YOUR COOPERATION!**

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## **ELECTION RESULTS**

At the General Membership Meeting on July 12, 2012, elections were held for open Board seats and officer positions. While all elections were uncontested, the candidates are all dedicated to making a difference for your Association.

The results: As of September 2012, Tom Tate will be the new Secretary on the WLLA Board; Tom Tate will continue as a Board member as well until September 2015; Scott Rando will assume his position as a Director on the Board until September 2015; Art Politano will continue in his other position as Treasurer until September 2014. Frank Dubowski will continue as Director on the

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## **SHOHOLA HAPPENINGS**

Our community is situated in one of the many the bedroom community portions of Shohola, away from the hustle and bustle of the downtown core. So, not everyone may be aware of some of the happenings. Here are some timely notices for your planning pleasure.

Shohola Twp. Volunteer Fire & Rescue, Inc. is hosting a Flea Market on September 15, 2012 at Route 434 & Knealing Road, Shohola PA from 9:00 am to 4:00 pm. Venders wanted. \$15 per table. Clean out your old summer stuff and sell it yourself or donate it to the Fire Department for their big table. Call 570-296-4436 for information.

Shohola Park & Rec Committee:

At Rohman Park On October 13, 2012

The Chuck Melloh Memorial 5K (CMM5K) Bridge Run/Walk, sponsored by Boy Scout Troop 76 of Shohola, winds through the rolling hills of Shohola Twp., the Village of Shohola, then

across the Delaware River on the Shohola-Barryville Bridge into Barryville, NY, a short out and back down River Road, followed by another trip across the bridge and then a loop through Shohola back to Rohman Park.

A Scout Challenge will consist of invited Boy and Girl Scouts groups to compete in the CMM5K for team awards in 3 divisions. 2 scouts will make a team and winners will be determined by adding the times together.

A Kids K will be run entirely at Rohman Park with 2 age groups competing with awards for the top 3 overall in each race. The older kids will complete 2 laps around the Park while the younger kids will run 1 lap.

October 13, 2012

Time: 7:30 am for Registration and race packet pick up.

Between 11 am & 12 Noon: Pumpkins in the Park begins.

For Halloween costumed kids there will be games, crafts, prizes. Hamburger and hot dogs will be on sale, along with drinks. And lots more!

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### **PERFECT TOOLKIT**

My perfect toolkit has just grown. It used to consist of two things, duct tape and WD-40. If it moved and shouldn't, duct tape it. If it should move and wouldn't, WD-40 it. There really isn't much you can't tackle with those two items. Oh sure, you aren't going to be making a Sheraton breakfront out of solid cherry but I am talking about everyday needs.

Well, my toolkit has recently expanded to include Sugru (<http://sugru.com/>). I came across this wonder material while reading Make magazine (<http://makezine.com/>). So, how to describe this nifty material? It is a rubber-like material that is sold in very small packets in a variety of colors. It is soft when you remove it from its protective foil packet giving you the ability to shape and mold it to your specific needs. Once it cures, it hardens to a very durable consistency and is proof against moisture and some pretty strong heat. By the way, it sticks to pretty much everything so don't just leave it lying around.

What can it be used for? Pretty much anything. Here are some of my uses: repaired the rubber band on my Yak Trax, replace a zipper pull on my favorite jacket (matching the color of the pull to the color of the leather), fixed some broken coffee cups, repaired chips in porcelain houses, repaired a chip in a rocker's rocker, fixed a cam in the timer of my electric pants press and so on.

Available from the maker at the site noted above and from Think Geek ([www.thinkgeek.com](http://www.thinkgeek.com), a fun site for all sorts of playful gadgets) – your choice.

So, my basic toolkit now has three elements...no, make it four. Add Windex. If you don't know why, watch, "My Big Fat Greek Wedding."

### **Proposed 2013 WLLA Budget**

On the following page is the proposed budget for the upcoming year. Your Board worked to make sure expenses and revenues are properly balanced. During the September 15, 2012 General Membership meeting, the budget will be voted on. ***Please be sure to read the notes at the bottom of the budget for important details regarding the budget.***

## PROPOSED 2013 WLLA BUDGET

			Budget 2012	Budget 2013 Proposed	
<b>Lake &amp; Membership</b>					
Lake Expenses <sub>2</sub>			18,400	17,000	
Dam Maintenance & Inspection			2,100	2,100	
Beach & Grounds			3,000	6,000	
Clubhouse expense			1,500	2,000	
Social event exp			2,500	2,500	
Security <sub>3</sub>			6,700	7,215	
Long Range Planning			100	150	
Utilities			12,000	14,000	
BOD (Nominations, Rules & Regs, Newsletter			3,600	4,000	
Misc.			500	1,000	
Tennis Court Renovation			0	8,000	
<b>Total Lake/Assessments</b>			<b>50,400</b>	<b>63,965</b>	
<b>Administration</b>					
Collections			3,000	-	
Mileage			100	1,500	
Personnel (including payroll expense)			32,000	34,144	
FICA, PAU, FEDU, State workers Ins.			4,800	6,000	
Supplies, print, mail, phone			3,700	4,700	
Office equipment exp			1,000	500	
Legal			7,000	9,000	
Accounting			3,000	3,000	
Software, computer services, etc.			700	700	
Contracts/Service Agreements			500	500	
School, Property, Federal Inc. & Corp. Taxes			1,000	1,000	
Insurance			17,000	18,500	
Misc exp - other (Safe Dep., Petty Cash, refresh, repairs)			550	550	
<b>Total - Admin. Exp.</b>			<b>74,350</b>	<b>80,094</b>	
<b>Road</b>			<b>90,000</b>	<b>70,000</b>	
<b>Total Expenses</b>			<b>214,750</b>	<b>214,059</b>	
<b>Reserves and Income</b>					
· Capital Improvement reserves			33,183	34,785	
· General Contingency Reserves			301	301	
· Road reserves			20,000	20,000	
· Lake reserves CD			88,740	88,866	
<b>Total - Reserve Accounts</b>			<b>142,224</b>	<b>143,952</b>	
Lake Assessment Income			120,000	120,000	
Road Assessment Income			90,000	90,000	
Capital Improvement Fees				-	
Resale Certificates				-	
Other income			4,750	4,750	
<b>Total Income</b>			<b>214,750</b>	<b>214,750</b>	
<b>Total Income + Reserves</b>			<b>356,974</b>	<b>358,702</b>	
<b>Assessments: (2013)</b>		<b>Lake/no Road Any acreage</b>	<b>Lake/Road Under 1.0 Acre</b>	<b>Lake/Road 1.0 - 2.2 Ac</b>	<b>Lake/Road Over 2.2 Ac</b>
	PA Lakeshores	235	555	611	835
	Hinkel	235	N/A	N/A	N/A
	Maple Park	235	N/A	N/A	N/A
	Walker Lake	235	555	611	835
<b>MEMBERSHIP FEE(Optional)</b>	<b>\$50.00 Across The Board</b>				
2012 Budget Approved by WLLA BOD: 7/16/2011 approved by General Membership 9/17/2011					
2013 Budget Approved by WLLA BOD: 8/18/2012					
NOTES:					
1) Lake Assessment pays for all expenses EXCLUDING Road maintenance, Snowplowing, and a portion of Administrative					
2) Culvert/ditch/swale repair and cleaning costs are shared between Lake and Road.					
3) Lake expenses include Lake Consultant fees, Water Testing, Lake Stocking, Weed Spraying, Erosion and Silt Control					
4) Security includes sticker and tag expense, alarm system & security patrol.					
5) Tennis Court Renovation is estimated at \$60,000 at 6% interest for 10 years.					

Walker Lakeshores Landowners Association  
100 Walker Lake Drive  
Shohola, PA 18458

Address Service Requested

This WLLA newsletter may contain legal notification of information from the Board of Directors and the WLLA office. Please read it carefully.

Walker Lakeshores Landowners Association Officers

**President:** Art Politano

**Vice President:** Fran Orth

**Treasurer:** Art Politano

**Secretary:** Tom Tate

**Board of Directors**

Kurt Boogertman	Mary Iverson
Barbara DiMaio	Rose Murphy
Pegge Dodge	Fran Orth
Frank Dubowski	Art Politano
Kristine Guardino	Tom Tate

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