



ECHOES FROM OUR LAKE
THE NEWSLETTER OF THE WALKER
LAKESHORES LANDOWNERS ASSOCIATION
DECEMBER 2012
VOLUME 129

PRESIDENT'S MESSAGE

First, let me wish everyone a Merry Christmas, Happy Chanukah and all the best for a prosperous 2013. This year has been a successful one for your Association in terms of finances and progress on a number of projects. It has also seen its share of challenges and issues. One of the major issues we face is the non-payment of assessments. The balance of this month's message deals with that very issue.

Walker Lakeshores Landowners Association (WLLA) Assessments

There are three (3) separate assessments that are billed to various property owners based on which section they live in. Since **EVERYONE** has the use and right to the lake, **EVERYONE** is required to pay a Lake Assessment. This includes people in Walker Lake, Inc., Pennsylvania Lakeshores, Maple Park and Hinkel Estates. Those people living in Walker Lake, Inc., (not including West Shore Drive), and Pennsylvania Lakeshores are required to pay a Road Assessment that pays for the maintenance, upkeep and plowing of the roads within these subdivisions of WLLA. The other two (2) subdivisions of WLLA, Maple Park and Hinkel Estates, pay for their own roads. Hinkel Estates property owners, according to their Deed Covenants, are required to join WLLA and pay the annual Membership fee, while everyone else, (Walker Lake, Inc., Maple Park and Pennsylvania Lakeshores), is asked to pay the Membership fee, (\$50.00 for 2013), to help maintain the various amenities available for use by WLLA Members. Association Membership also gives property owners the right to vote and decide who is on the Board of Directors, as well as the right to use the clubhouse, the beaches, and other amenities.

WLLA's Counsel informs us that a "right to use a property" also has an obligation to be responsible for the maintenance and upkeep of that property, and that if there were not a Walker Lakeshores Landowners Association, either the Commonwealth Of Pennsylvania or the County **COULD** and probably **WOULD** appoint someone to oversee the property under the **PENNSYLVANIA PLANNED COMMUNITIES ACT**, and would assess property owners for necessary administration maintenance and upkeep. **ANYONE** who **THINKS** they can simply not pay is **NOT** correct. Sadly, actually unfortunately, a number of people have chosen not to meet this responsibility.

The **FIRST** batch of Civil Complaints filed against property owners in arrears was heard in **District Court 60-3-03** on November 29, 2012. Judgment was in **FAVOR** of WLLA in **ALL** of

these cases. I will next appear in District Court on January 03, 2013 for the next batch of cases, and then again on February 11, 2013 for the next batch.

WLLA is fastidiously moving ahead with Civil Claims filed against those in arrears. The WLLA Board of Directors has a **RESPONSIBILITY** to those who pay their fair share to do its best to collect from those who refuse to do so.

IN MEMORIAM

On behalf of the Walker Lakeshores Landowners Association (WLLA) and the Friends Of Walker Lake, I offer our heartfelt condolences on the passing of Mary Agnes Dorney's husband, John, early this morning. As you all know, Mary Agnes has been a long-time employee of WLLA. Please join me in expressing deepest sympathies to Mary Agnes, and please keep her in your heart...thoughts...prayers...

“Death leaves a heartache no one can heal...love leaves a memory no one can steal.”



JOHN DORNEY

FEBRUARY 12, 1935 - DECEMBER 12, 2012

Please Don't Feed the Animals!!!

There have been several BEAR incidents in our community recently. Fortunately no one has been hurt, but incidents have been much too often and too close for comfort. Bears normally will avoid us, but with people putting food out by their homes to bring the bears onto to their property so that they can observe them and take pictures, something is bound to happen. In recent years, bears have destroyed people's kitchens and entered porches by walking through screen doors. This is not only expensive, but begins to raise terror in the hearts of victims. Please...everyone...refrain from feeding the animals.

And REMEMBER...it is only a MYTH that bears are always hibernating during the winter months. So be sure not to put your garbage out until just before the trash collection time.

Clubhouse Makeover

Things are shaping up around your clubhouse...and just in time for our holiday celebrations. Arrangements have been made to replace our ceiling and light fixtures. The old ceiling panels are going to be replaced with brighter and whiter fiberglass panels, the grid painted to match and more efficient ceiling fixtures installed. It will look nicer and save energy too!

The library in the office area has a nice new reading table and better shelves are on the way to house the book collection. Come by, grab a book and make yourself comfortable.

The tennis court renovation is advancing thanks to the mild weather we have enjoyed. As of last inspection, the surface had been prepared, the new basecoat of asphalt laid down, fence poles installed and all made ready for the finishing touches. The playing surface and color need to be applied, the net installed, fence and gates erected and the lights placed. While it may not get much play before spring it will be ready when weather permits.

Our new security cameras are in place giving us 24 hour surveillance of the areas around the clubhouse including the storage shed and the tennis courts. No need to spend the Association's money on improvements and leave them vulnerable to vandalism and theft. The cameras' recordings have already been used to identify teenagers smoking and drinking around the clubhouse and leaving their litter behind.

The refrigerator in the kitchen has been replaced, some nice improvements to the cabinets and other updates provided by the Ladies Club and the old refrigerator moved downstairs to serve as storage and service for our picnics and other events.

Speaking of the holidays and the clubhouse's improvements, what better segue to the events being placed by the social committee?

Social Events

By Fran Orth

We will be having a New Year's Eve Party on December 31st at the Clubhouse, BYOB. The festivities will start around 9 PM. We are asking the revelers to bring snacks, finger foods or dessert to share. Coffee and tea will be available.

The committee is already working on putting together some other events. Being considered is a pancake supper, a soup and bread night and possibly a Super Bowl Party. Perhaps the Giants will repeat and a nearby team will be on the big screen. Or the Steelers? As long as they don't wear the bumblebee outfits.

Because of poor attendance at last year's breakfast with Santa we will not be having one this year.

Look for flyers that will be posted on the bulletin board at the Clubhouse, details posted on the website <http://walkerlake.com/> or just pick up the phone and call Fran at 570-296-5528.

Message to All Dog Owners.

There are a number of dogs running loose around the Walker Lake community. This is not only dangerous to your dog and to the residents of Walker Lake, it is against the rules of our community. All dogs must be leashed. The dog warden has been informed and will be patrolling the area. If your dog is caught running loose, the dog warden will attempt to capture the dog and bring it to the humane society. You will then not only have the fine from the dog warden to pay, but also the fees associated with the sheltering of your dog at the humane society. This also applies to dogs of guests and visitors so please inform them of our rules as well.

Splash Back

By
Peter Wulfhorst

Walker Lake was stocked with bluegill sunfish and a few 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. All of the information from the tagging program and creel survey will be used to supplement the data we already have and will continue to collect this season. Our management goal is to develop and maintain a “quality”, self-sustaining fishery in Walker Lake.

In order to assist the lake committee in gathering information on the general fisheries population as well as the tagged largemouth bass in Walker Lake, a Creel Survey was developed by Lake Committee member Scott Rando and placed on the Walker Lake website. As part of having fisherman at Walker Lake provide information on the fish they are catching, we had a creel survey contest. Those who participated in the survey were eligible to receive a gift certificate from Kurt’s bait shop in Shohola. In addition, those who reported catching a tagged largemouth bass were also eligible for a gift certificate.

At the October 27, 2012 lake committee meeting, those who participated in both the creel survey and tagged fish reporting were selected for the prizes. The winners of the creel survey are Roy Gambino, Nick Boehme, Scott Beckitz and Kevin & Sandy Kaposi. The winner of the tagged fish reporting is Harold Miller. Each of them will be receiving a \$20 gift certificate from Kurt Hagerman’s store in Shohola.

In addition, the lake committee at their October 27, 2012 meeting decided to remove one of the six inch (6”) boards that are located on one of the Walker Lake dam spillways. This decision was made to protect lakefront property owners from the impending storm Sandy. Walker Lake didn’t receive as much rain that was forecast and the board will be replaced before the winter season. 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 and people swim in the lake.

Disaster Preparedness

By Tom Tate

Sandy was an unwelcome reminder of the nasty weather that plagued us in 2011 and yet another reason for everyone to have their own disaster plan. At my utility, it is my responsibility to create a communication plan to keep our customers apprised as to how restoration is going. It also in my job description to advise our customers that protection of their health and property is their responsibility. So, I want to pass along the tips I gave to our customers to enable everyone in the WLLA family to be successful in surviving the next extended power outage successfully.

One critical pieces of information is this, no electric utility can guarantee uninterrupted power or prioritization when it comes to individual service restoration. If you require an uninterrupted flow of electricity, you need to make arrangements to secure it when a potential emergency looms. The most common options here are generators, battery backup units or going to an area that will be out of the path of the storm.

Aside from this, here are other steps to take to protect you, your family and your property.

1. Money and gasoline – In a widespread outage, banks, ATMs and gas stations will also be out of power. Fill up your vehicle(s) and get some money so you can pay cash for any necessities while the power is being restored. Sandy demonstrated the impact on gasoline supplies and the inability of people to find it.

2. Food and water – Disaster experts suggest a minimum of 2 – 3 days of both non-perishable food and water. Start now saving a few plastic jugs for water. Fill them up when a storm is imminent. You can also freeze some and leave them in your refrigerator and freezer for extra cooling power. Plus, as they thaw you get more water. Fill up your bath tub with water you can use for flushing and washing.

Consider food with a long shelf like or canned goods. In the case of the former, freeze dried camping meals are one option as they stay good for a long time. Other sources offer food with 25 – 50 years shelf life.

You might also fill up your propane tank if you have an outdoor grill so you can do some cooking. Got a camp stove? Be sure to have fuel for that. DO NOT use either inside you home. Even using them in the garage is dangerous as carbon monoxide can build up and leak inside.

3. Perishable food management – In the winter, refrigerated and frozen food will stay safe for a longer time due to lower temperatures. Limit the number of times you open these appliances so you can keep in the cold as long as possible. If we have snow or the temperatures are consistently below freezing, put these items outside in a secure place.

4. Communications – Charge up your cell phone(s). Write down all important phone (like our outage number: 877.504.6463) and prescription numbers. Put them where you can find them easily. Sign up for one or more of our outage update services. These include our e-mail blasts and Twitter updates that can be picked up on a smart phone. We also offer a new text service to report outages and provide restoration notices. You can also ask a family member or friend with power to check our website and give you updates that way.

5. Prescriptions – If you have prescriptions that your health depends upon, get them refilled

before the storm hits. Like banks and gas stations, most pharmacies will be out of power too.

6. Batteries and matches – Light and entertainment will be scarce in an outage so be sure you have plenty of batteries for flashlights and radios. Also have matches handy for candles or cooking.

7. Generators – If you have a generator, test it to be sure it will operate properly and for portables, have gas and oil on hand. Safety is key when operating a portable generator. Follow the steps in your owner's manual for proper connection and operation practices to be sure you are not putting your property or others at risk. If you have been considering a generator, buy it before the storm hits. In the aftermath of a major storm, prices jump and availability plummets.

8. Property and personal safety – All downed wires have the potential to be live. Stay well clear of any you see. If you must leave your home, prepare it properly. Turn off the main breaker in your electric panel. Shut off your water at the main cut-off. Open your faucets slightly so the water will drain out and clear most of your pipes to prevent freeze damage.

9. Reporting an outage – If you lose power, let PP&L know by calling or entering it online. They offer an outage update page online but during Sandy it was rarely updated. Once you report your outage, give the utility time to work. Calling them repeatedly will not improve your reconnection chances and will only clog up the phone lines. As hard as it is, we need to be patient. If the people around you get their power back and you don't or if you get power and it fails again, call that in as a new outage.

Caveat Emptor

Along with winter weather come the scammers, promising huge energy savings from amazing technological advances in space heating. Typically these are portable heaters of varying configurations. The marketing claims tell you to turn your main furnace way back and turn their units on...and leave them on. Doing this is reported to save you 60% or thereabouts on your heating bill. We'll, I am here to tell you it is borderline prevarication.

What these companies are doing is repackaging a 1500 watt heater in a really expensive (albeit rather attractive) cabinet or mantle. Guess what? Their 1500 watt heater produces exactly the same amount of heat as a 1500 watt heater from Lowe's, Wal-Mart or any other store of your choosing. And you can pick up one of these alternatives for \$30.00 or so. Compare that to the \$300 – 500 price tag on these other brands. Sure, they have some flashy features but if all you want is portable heat, save your money and go for the more utilitarian models.

Now that you have a reasonably priced heater in your home, do not turn it on and leave it on. To do so will add about \$150 a month to your electric bill – per portable heater. Not much savings there, is there? Here's the saving way to use these supplemental heaters. Take the portables with you and turn them on only when you are in the room. You can turn your furnace back to 58 or so and this will save you some nice money but plan on a savings of closer to 10 or 15%. Not bad. And if you



have a real hankering for an Amish mantle, you can get something nice around Lancaster – straight from the source.

My Favorite Chili Recipe

Its winter and football season – the perfect time of year for chili. Everyone I speak to has their



favorite version of this party staple. Well, here's mine. I encountered this mouthwatering dish while living in Minneapolis. The Source is the Loon Café and they graciously published their recipe in the Minneapolis Tribune. I am reprinting it here for you to try. You can use ground beef in place of the diced beef but the latter gives it a much better texture.

Loon Cafe's Pecos River Red Chili

Prep time = 30 minutes, total time = 1 hour

5 cups diced sirloin (1/2 inch cubes) (*You can use ground meat but the texture and flavor is best when diced.*)

1 med onion, diced medium

2 cups diced green chilis (*Five alarm: 1 cup diced jalapenos, 3 cups diced green chilis*)

2 cups tomato sauce

4 tablespoons paprika

2 1/2 teaspoons cumin

pinch salt

1 3/4 teaspoons oregano

3/4 teaspoons cayenne pepper

2 1/2 teaspoons chili powder

1 cup strong chicken stock or 1 to 2 chicken bouillon cubes

3 -4 tablespoons masa flour (corn) and 1/2 c water: mix to form a paste (opt)

Brown sirloin, onion, green chilis in large kettle on medium to high heat. When browned add tomato sauce, paprika, cumin, salt, oregano, cayenne pepper and chili powder and chicken stock or bouillon cubes; simmer 5 minutes.

Then bring to a slow simmer (add flour and water paste if using) for 30 min.

Makes 6 servings.

Serve topped with shredded yellow cheddar cheese, green onions and a dollop of sour cream. A big hunk of Texas toast on the side is quite nice too.

Walker Lakeshores Landowners Association
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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.

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