



ECHOES FROM OUR LAKE
THE NEWSLETTER OF THE WALKER LAKESHORES
LANDOWNERS ASSOCIATION
EARLY SPRING 2013
VOLUME 130

PRESIDENT'S MESSAGE

HAPPY SPRING DAYS to all of our residents & friends in all four (4) subdivisions of WLLA...Walker Lake, Pennsylvania Lakeshores, Hinkel Estates & Maple Park! Very soon it will be time to pack away those winter blues and get ready to enjoy the warm days that will soon be upon us. Some of you are probably already sprucing up the garden beds in anticipation of the bountiful vegetation that our beautiful area provides to us. Also, I do know that on top of your "Can't Wait Until Then," list...is the anticipation of the annual WLLA "Picnic" that will take place on Saturday, July 27th of this year.



The coming months will bring to all the many fun and exciting WLLA activities that are planned by Fran Orth of the Social Events Committee. This year you will see and experience more "fun" than has been brought to you in the past; this being due in no small part to the magnificent success that WLLA has been a part of and continues to be a part of as we go forward each day.

During the spring months and early summer, you will notice the BEAUTIFICATION of your home surroundings intensifying. The projects that we have been working on during the winter months will soon come to complete fruition and completion...new tennis court...new basketball court...new boat ramp at the boat launch area...the restoration of the Clubhouse ceiling...the rejuvenation of the Clubhouse Beach and also Sandy Beach...a new Welcome sign to our community...and, of course, but not lastly, the complete repair of any/all potholes that have sprung up within Walker Lake and Pennsylvania Lakeshores. **FMR** is what it's all about! A **FEW** pot holes prior to the snow = **MORE** pot holes after the snow = **REPAIR** of these pot holes.

Okay everyone...I hope you are all doing well. Stretch out those arms and legs...let out a yawn...shake those winter blues...and be prepared to SPRING into all that WLLA has to offer you!

See you all soon...
Art W. Politano

2013 WLLA ASSESSMENTS

A friendly reminder that payment of your 2013 WLLA Assessments is due by March 31, 2013. For the first time, REMINDER NOTICES have been mailed out to remind property owners who haven't paid their 2013 Assessments, that payment is due by March 31st. As has been WLLA policy over the past years, any accounts not paid by the 31st of March are considered in arrears, and FINANCE CHARGES will begin to accrue as of April 1st, 2013. Property owners with a Payment Plan Agreement on file with the office prior to March 31st are not assessed FINANCE CHARGES as long as payments are made according to the Agreement.

If payment still has not been made for a period of time, COLLECTION procedures will have to be taken. As you are all aware of by now, COLLECTIONS has been a top priority over the past several months, and will continue to be so until as many accounts as possible are brought up to date. COLLECTIONS are all handled through DISTRICT COURT 60-3-03, PIKE COUNTY COURT OF COMMON PLEAS, and SHERIFF'S OFFICE OF PIKE COUNTY & SHOHOLA TOWNSHIP CONSTABLES.

I want everyone to be especially aware that these COLLECTION procedures are not being done as what some have called a "punishment," or being taken as "harsh measures," but rather this NEEDS to be done for the mere fact that there are property owners who have not paid their Assessments, (even prior to 2013), or have an unbeknownst reason lacking common sense that they don't have to pay Assessments. We all know this is not true. Every property owner within WLLA has a responsibility to pay yearly Assessments. It is not FAIR for those who do pay to have to bear the responsibility of those who do not.

Thirty Nine (39) Civil Complaints have been filed against property owners in arrears from November 2012 to present. WLLA has had a success rate of 100% with the cases that have appeared before the District Magistrate. This 100% figure does not just apply to getting the judgment, (which is the easy part), but also applies to actually collecting the money from the property owner. Once a court judgment is entered, the property owners in arrears are more than willing to pay what they owe.

There are a good number of cases also that have been settled out of court. This happens when the Civil Complaint has been filed with the court, it is served upon the property owner by either Sheriff or Constable, and the property owner then contacts the office and pays up so they don't have to appear before the Magistrate. This is definitely in the best interests of the property owner in arrears because if the case proceeds to go before the Magistrate and WLLA is successful, (remember the current 100% success rate), more costs are added on to the Complaint and the property owner then has to pay much more than what they originally owed to WLLA.

Finally, in the most extreme cases where the property owner still doesn't pay, a Writ of Execution on Real Property is filed with the Pike County Sheriff's Office. This legally puts their house up for Sheriff's Sale. This has currently been done on one house (lakefront house), and is currently set to go up for Sheriff's Sale on July 17, 2013. Another Writ of Execution on Real Property will be filed within a few days on another house here in Walker Lake.

This stuff is no joke. Either the assessments are paid as is promised when one buys into WLLA...or one has to "suffer" the consequences of going through the whole legal system with Collections. All would be so easy and harmonious if everyone paid their fair share of Assessments...just like 241 WLLA property owners have done so far this year.

In regards to property owners in arrears who own property within WLLA but no house, one of the conditions of a settlement without having to appear in court, (but after the Civil Complaint has been filed), is that they transfer all of their properties over to WLLA. The property owner must also be current on their taxes, (which, for the most part, they all are). This is also in the best interests of the property owner due to the fact that it has been a long-standing policy of WLLA to eliminate all past due assessments on the properties as long as the properties are transferred over to WLLA. Hence, in "giving up" their properties, the property owner in arrears, **A)** No longer owe any monies to WLLA; **B)** They are rid of properties they are doing nothing with; and **C)** No longer face the risk of losing thousands of dollars should the case have to proceed to court.

On a final note, all expenses that WLLA incurs going after property owners in arrears, is recouped by WLLA. These expenses are added on to the Judgment and are paid, along with the amount of original monies owed to WLLA, by the property owner in arrears.

PAYMENT PLANS

A REMINDER to Walker Lake property owners who want to be on a Payment Plan for their 2013 Assessments. You must have a signed Agreement on file with the WLLA office prior to March 31, 2013, in order for the Payment Plan Agreement to be in effect. The Agreement must have the signature of the property owner and an authorized WLLA signature. There are a few that have not been returned bearing both signatures, or the office has received a note asking for a Payment plan Agreement, but a proper two (2) signature Agreement has not be filed. Please remember to have the proper form correctly filled in and filed with the WLLA office so that you can be on the Plan for 2013. Thank You.

NEWS FROM THE WLLA OFFICE

The 2013 beach/tennis badges along with the parking, boat and dock badges are here and can be picked up at the office during our regular business hours of 10 AM – 1 PM, Monday – Saturday.

Save a tree? Sure, get the newsletter via email and you'll reduce paper use along with postage expense. Plus, we can put a lot more really cool stuff and great pictures in the emails. Not to mention useful links to resources related to articles and activities. Email your request to wlla@ptd.net and for those who have already signed up, "Thank you!"

Another reason for us to have your email address is to better communicate special events and matters of sudden urgency. You can send us your email and still get a paper copy of the newsletter, never mind the destruction of wide swaths of forest in South America to feed the voracious appetite for paper (just joking).

Where we are not joking is where it involves 911 addresses. It is extremely important for the office to have your 911 address (your house number rather than a box number) in the event of emergency. Please send that to us as soon as possible if you have not already done so.

GOOSE ON THE LOOSE - WALKER LAKE AND CANADA GEESE

Spring has arrived and with it, our old friends as well, the Canada Goose. Most people here have been on the beaches or other common areas of the community and found their calling card liberally distributed on the ground. It is this reason that geese are a concern for us all. An average adult goose can produce up to a pound of droppings per day; aside from being a mess on lawns and docks, the droppings that find their way to the lake can cause the coliform bacteria count to spike and cause problems for swimmers.

As an association, we are proactively managing the goose problem to the extent that we are allowed, but there are things that property owners can do, especially on the lake shore, that can help in this effort:

- a) If landscaping shoreline properties, consider alternatives to a lawn. Geese love open shoreline areas and the grass is high on the preferred food list. Grass species such as Kentucky bluegrass has been referred to as “goose candy”. Tall fescue is less desirable to geese and may be a good alternative for planting.
- b) Tall shrubbery planted near the shoreline discourages geese from walking up on the shore (they are wary of predators hiding where they can't see). Even a few bushes along the shore discourage geese. Natural plants, such as mountain laurel, work.
- c) If you see a nest, or suspect a nesting area on Walker Lake, please notify the office.

For further information on geese and the environment, this URL may be helpful:
http://www.humanesociety.org/animals/geese/tips/canada_geese_peace_plan.html

And, a word to the wise from the editor. Canada Geese are singularly unpleasant creatures and defend their territory aggressively. Only my wolf hound has ever made one back off so if you are out walking your pooch, keep that in mind.

SCRAP METAL REMOVAL

By Tom Tate and Art Politano

If you have any type of metal objects/scrap metal...washing machines, dishwashers, wires, just about ANYTHING metal, and you want to get rid of this stuff from your home/property, call the office at 296-7788 to find out how you can have this stuff removed for FREE.

Remember, though, the discarded stuff must be made of metal: steel, iron, aluminum, copper, etc. No regular household refuse will be accepted.

For those of you like me who like to earn a little walking around money from their scrap, you

can take a ride over to the scrap yard in Port Jervis. They will buy steel and iron, aluminum and copper. I save all my soda and adult beverage cans, recycle the aluminum and copper from old pcs and will be dropping my beleaguered truck there in the near future. Their prices compare favorably to those I have found in Newton. If you accumulate enough, it will more than pay for the gas and will keep the metal out of the dump. Think about carpooling as an option to save even more.

FRIENDS OF WALKER LAKE IS ON FACEBOOK.

For those of you on **Facebook** and who don't already belong to the group, ***Friends Of Walker Lake***, take a stroll over to the site and request to join. The privacy setting is set at Secure/Secret, therefore only members see the group, who's in it, and what members post, and can't be seen by anyone other than members. The group is not only for residents of Walker Lake, but also for friends of Walker Lake.

You might have to "friend" me (Art Politano) first and then request to join the group, or "friend" someone who is already in the group and you can be added. It's a lot of fun and has some very interesting and "eye opening" posts. I can almost guarantee that there will be something to put a smile on your face and give you a chuckle.

Okay...I hope to see you there.

PLEASE DON'T FEED THE ANIMALS!!! REPEAT FROM DECEMBER 2012 ISSUE

Even though winter is determined to stick it out, bears are awake and active. So it is a good time to remind everyone that while they are beautiful, they are also extremely dangerous, especially now as they scavenge to replenish themselves from their winter hiatus and with the arrival of new cubs. So here goes...

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 - UPDATE

Following up on the last report, we are happy to provide you with some additional information. The new ceilings are now installed in the clubhouse and it is quite attractive. Consider it for your

next social or family gathering.

The library is now quite cozy with the new shelves organizing the books nicely and the new table provides ample space to sit, read, relax and enjoy some quiet reflection.

The fence has gone up around the tennis courts and once the weather allows it, the playing surface will be applied and the finishing touches added so the courts will be ready in time for Spring...which is hopefully right around the corner! Restring that old racquet, dust off the tennis shoes and get out on the court! With the coverage by the security cameras your best game might be retrievable for posting to YouTube. But then again, so might your worst.

SOCIAL EVENTS

There has been a lot of meaty information in this edition of our newsletter so it's time for some fun! Your social committee has been hard at work designing enjoyable activities and here is a recap of what is coming up. Earlier we ask for your email address. If you supply that to the office, we can let you in on last minute changes, spur of the moment events and other things to make your life here in Walker Lake much more enjoyable.

Our successful Mt. Airy casino trip on March 2nd was attended by 42 people. There will be another for the end of May when some of our snowbirds are back and can attend! Also, there will be a double casino trip in July. Dates are not yet available but stay tuned. (Remember the request for an email address?)

There are two trips in the offing. One on May 15-16th to Lancaster to attend "Noah" at the Sight and Sound Theater and an Amish dinner at Hershey Farms plus shopping!! This is \$209.00 per person, double occupancy. The other trip is to Wildwood and Cape May which we have done for two previous years, scheduled for Sept. 22-26th. It is quite a bargain for \$360. We are fed and entertained each day and go to Atlantic City twice. We have the same driver this year from Avery tours.

There will be a Penny Social on July 6th and the date for our annual picnic has been set for July 27th. All the details of the picnic are not yet available but it should be one of the biggest and best yet, some fun things are planned!

The committee is also working on a party for Christmas this year. I know it's early for that but since we did not do anything last year for the holidays I want to make sure that we do something this year.

If you have any questions please call Fran Orth at 296-5528.

MESSAGE TO ALL DOG OWNERS...ALSO A REPEAT FROM DECEMBER

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.



Finally, we have had a winter season at Walker Lake. The lake has been frozen most of the winter and the ice fishermen are taking advantage of this season. For many of us, we are thinking about the coming spring.

Last year, the lake committee stocked bluegills and tagged largemouth bass. We encouraged fisherman to report what they caught through a creel survey on the Walker Lake website as well as whether they caught any of the tagged bass. Those fishermen who participated in the creel survey as well as the tagged largemouth bass were eligible for a drawing for gift cards from Hagerman's in Shohola. In 2013, we will once again be having a drawing in the fall for those that participate in both the creel survey as well as the tagged largemouth bass.

The water quality results from 2012 indicates that Walker Lake is neutral to slightly alkaline conditions. Dissolved oxygen concentrations and water temperature measurements indicate that conditions in the lake are suitable for maintaining warm water fish species such as bass, perch, bluegills and pickerel. Unfortunately our water temperatures aren't suited for cold water fisheries like trout.

Water transparency in the lake is good (> 3 feet on average), although it is influenced by the naturally occurring organic compounds leached from the underlying soil. On average, nutrient concentrations (i.e. nitrate nitrogen and total phosphorous) varied minimally throughout the season. The nitrate nitrogen concentrations were on average 0.12 mg/l while the total phosphorous ranged from a high of 2.13 mg/l to a low of 0.09 mg/l. The highest nutrient concentrations (i.e. nitrate nitrogen and total phosphorous) occurred in the September.

Walker Lake will also have a herbicide permit from the PA Fish & Boat Commission and PA Department of Environmental Protection for 2013 through our consultant Ecological Solutions. However, the lake committee will be judicious in chemically treating the lake to kill any nuisance aquatic plants. As a community, we need to use care in how nitrates and phosphorus get in our lake. One of the ways is to clean up after your dog. I am amazed as I walk my dog in our community, the people who don't pick up their dog's waste. This waste contributes nutrients like nitrates to our lake. Please do your part and pick up the waste and place in your trash. The waste will then decomposed in a landfill and not contribute pollution to Walker Lake.

LIFE JACKET WEAR REQUIRED BY LAW NOVEMBER 1 TO APRIL 30

Seems an oddity to be talking about life jackets here in the midst of winter. But, in case you don't know, Pennsylvania law requires that every person in boats less than 16' in length, all



canoes and all kayaks wear a life vest in cold weather months. This is to protect these individuals from the dangers of cold water shocks if they fall into the water.

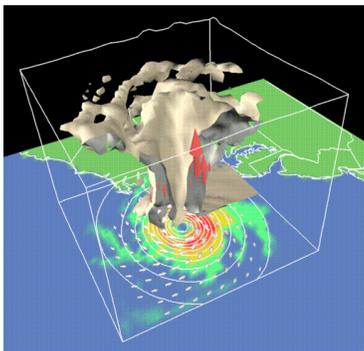
The risk of an on-water accident being fatal is significantly higher when air and water temperatures are colder in later fall through spring. Victims who are wearing a life jacket when exposed to cold water have potentially life-saving advantages.

Remember, ALL BOATS, regardless of size, must carry a USCG-approved wearable life jacket for each person on board.

SUMMER WEATHER PREPAREDNESS

Sure, you made it through the winter okay but hurricanes and bad storms are coming with warmer weather. Early in 2012, the CDC made an effort to provide people with information on how to prepare for and survive a major natural disaster. Their efforts were dismal by all standards, less than 100 views if I recall correctly. Then they took a truly different approach to providing their suggestions using a graphic novel in September of 2012. The number of hits on the site was astronomical and it quickly went viral. So, what is it they offered that turned it around that fast? Never the spoiler, check it out here:

http://www.cdc.gov/phpr/zombies_novella.htm And yes, it is for real:>)



Got the “bug” now? Check out a premade bug out bag here: <http://www.foodinsurance.com/>
It never hurts to be prepared! Have a safe and happy summer.



YOUR 2013 ASSOCIATION’S BUDGET

On the following page is the WLLA 2013 Budget that was approved at the General membership meeting in September 2012.

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

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

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Vice President: Fran Orth

Treasurer: Art Politano

Secretary: Tom Tate

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