



ECHOES FROM OUR LAKE
THE NEWSLETTER OF THE WALKER LAKESHORES
LANDOWNERS ASSOCIATION
FALL/WINTER 2013
VOLUME 132

President's Message

I have been very fortunate to have worked with several Association Boards at Walker Lake over the past years. There was a dedication and conscientiousness that I observed, as people gave of their time and talents to make the community a better place in which to live. The current Board of Directors exemplifies this very fact. The members of the Board of Directors are very hard working individuals who are always willing to find solutions to problems rather than finding fault with the members and their efforts in finding solutions. It is so refreshing and uplifting to continuously see our members working together to formulate solutions without regard to whom is right or wrong. Cooperation and teamwork is the order of the day! This also holds true for the members of the community who also give of their time and talents to WLLA.

I thank everyone for their diligence, hard work, advice, guidance and their ability to band together to successfully get things done for the betterment of all. We are so fortunate to have such individuals living in our community...who...I will say once again...are willing to sacrifice their time, energy and talents. Who can ask for anything more?

SOCIAL STUFF

With the holiday season rapidly approaching; here are some fun things your social committee is working on. Be sure to make room for them in your schedule.

Our annual picnic was a lot of fun thanks to Macaroni the clown, and our funnel cake maker Norma Prigge, Mary Agnes with the popcorn, Vikki up to her elbows in cotton candy and Tom and Nancy Tate working the sno cone machine. Barbara D'Maio trying to keep up with handing out name tags and MaryAnn D. selling 50-50's. The food arrived late but we ate until we were full. Desserts galore and a cake decorated for the occasion by Irene Buhler. Setting up was made easy by the help of Linda Dubowski and Frankie. A big thank you goes out to all the volunteers including Mr. and Mrs. Shea, and everyone who helped out with the clean up after.

Some other planned events include a Halloween casino trip on October 30th. to Mt. Airy, costumes are optional!

Plans are being developed to return to Lancaster for the "Miracle of Christmas" at the Sight and Sound Theater followed by a delicious Amish dinner and shopping. The date has not been set yet, but there will be a limited amount of tickets.

In addition, plans are being completed for a catered buffet dinner during Christmas at the Clubhouse. Look for more details to be made available as the plans are finalized or call Fran if interested 296-5528.



EXCITING SAVINGS!

It's always a good thing to have a little extra money in your pocket, wouldn't you agree? And a little extra it shall be! On September 21st, the Board of Directors approved an increase from 2% to 4% that you can deduct from your annual assessment invoice if you pay prior to February 15, 2014. This is DOUBLE the savings from past years. Everything else stays the same if you're not an early bird payer. The face amount of the invoice, if the discount is not taken, is due on or before March 31, 2014. Unpaid invoices become past due and start to accumulate finance charges as of April 01, 2014. The 2014 invoices will be mailed out on December 01, 2013.



VOLUNTEERS – BLESS THEM ALL

*Many will be shocked to find when the Day of Judgment nears,
That there's a special place in heaven set aside for volunteers.
Furnished with big recliners, satin couches and foot stools,
Where there's no committee chairmen, No group leaders or bosses.
No eager team that needs a coach, No bazaar and no bake sale,
There will be nothing to staple, Not one thing to fold or mail.
Telephone lists will be outlawed, but a finger snap will bring,
Cool drinks and gourmet dinners and treats fit for a king.
You ask, "Who'll serve these privileged few and work for all they're worth?"
Why, all those who reaped the benefits and not once volunteered on Earth.*

SPLASH BACK – PETER WULFHORST



The summer season has come to an end. It was great summer to be on Walker Lake. The water quality was good even though the water temperature was in the middle 80's. The most recent water quality results showed good dissolved oxygen levels and clarity. We continue to monitor the aquatic plants and nutrients of Walker Lake.

To date, we have heard from 6 anglers who have filled out the creel survey on the Walker Lake website. To date, they have caught crappies, yellow perch, sunfish, largemouth bass and chain pickerel. We know there are other anglers currently fishing Walker Lake. Those 6 anglers will be eligible to receive a \$20 gift certificate from Hagerman's store in Shohola. If you would like to win a gift certificate, you need to share with us what fish you caught in our creel survey. The deadline to fill out the creel survey is November 1. We will select the winners in early November.

Many of you might have seen this plant – purple loosestrife – along the shoreline of Walker Lake. Purple loosestrife is a prolific invasive plant, and will choke out native species of plants if allowed to grow unchecked. Many of the native plant species that could be affected are beneficial due to the fact that they help control erosion. Purple Loosestrife is poor in this respect. During late July and through August, it is easy to distinguish as purple flowers emerge. We have noticed an increase of purple loosestrife and need the assistance of lakefront property owners to removing the plants. If you would like assistance or have questions whether you have purple loosestrife, please contact the Walker Lake office.

Finally, the Twin/Walker Creeks Watershed Conservancy have been monitoring both Twin Lakes and Walker Lake for over 12 years and have accumulated a lot of water quality data for the lakes. On Saturday, September 28, Pat Dawson & Kirk Mackey of the Twin/Walker Creeks Watershed Conservancy will be sharing the findings of those 12 years and what that data means. The health of both Twin Lakes and Walker Lake is critical to the vitality of our communities. The presentation will take place at the Twin/Walker Creeks Watershed Conservancy general meeting on Saturday, September 28 at 10 am at the Walker Lake clubhouse. We encourage you to attend the meeting.

CLUBHOUSE RENTAL

Have you thought about having a party, family get together, or a celebration? Have you checked into renting a hall and found it just too expensive? Did you know that we have a beautiful facility right here at Walker Lake? Our Clubhouse is available for a rental fee of \$75.00 for members of Walker Lakeshores Landowners Association (WLLA). This spacious hall has kitchen facilities, tables and chairs. INTERESTED??? Call the office at 296-7788 and start planning your next event!



WLLA 2014 BUDGET

2014

2013

LAKE & MEMBERSHIP

Lake Expenses.....	\$ 17,000.00	\$ 17,000.00
Dam Maintenance & Inspection.....	\$ 2,100.00	\$ 2,100.00
Beach & Grounds.....	\$ 6,000.00	\$ 6,000.00
Clubhouse Expense.....	\$ 2,000.00	\$ 2,000.00
Social.....	\$ 2,500.00	\$ 2,500.00
Security.....	\$ 7,215.00	\$ 7,215.00
Long Range Planning.....	\$ 250.00	\$ 150.00
Utilities.....	\$ 14,000.00	\$ 14,000.00
BOD (Nominations, Newsletter, etc.).....	\$ 4,000.00	\$ 4,000.00
Misc.....	\$ 1,000.00	\$ 1,000.00
Tennis Court Renovation.....	\$ 0.00	\$ 8,000.00
	\$56,065.00	\$63,965.00

ADMINISTRATION

Collections.....	\$ 0.00	\$ 0.00
Mileage.....	\$ 1,500.00	\$ 1,500.00
Personnel, (including payroll expenses).....	\$ 36,544.00	\$ 39,544.00
FICA, PAU, FEDU, State Workers Comp.....	\$ 6,000.00	\$ 6,250.00
Supplies, print, mail, phone.....	\$ 4,700.00	\$ 4,700.00
Office Equipment Expense.....	\$ 500.00	\$ 500.00
Legal.....	\$ 9,000.00	\$ 9,000.00
Accounting.....	\$ 3,000.00	\$ 3,000.00
Software, Computer Services, Etc.....	\$ 700.00	\$ 700.00
Contracts/Service.....	\$ 500.00	\$ 500.00
School, Property, Fed. & Corp. Taxes.....	\$ 1,000.00	\$ 1,000.00
Insurance.....	\$ 18,000.00	\$ 18,000.00
Misc. Exp – other (Safe Dep., Refresh, Repairs).....	\$ 550.00	\$ 550.00

	\$ 81,994.00	\$ 85,244.00
ROAD.....	\$ 80,000.00.....	\$ 70,000.00
	\$ 218,059.00	\$ 219,209.00
<u>RESERVES</u>	<u>2014</u>	<u>2013</u>
**Capital Improvement Reserves (CD).....	\$ 35,471.86	\$ 34,785.00
General Contingency Reserves.....	\$ 301.00	\$ 301.00
Road Reserves.....	\$ 20,000.00	\$ 20,000.00
**Lake Reserves (CD).....	\$ 97,042.66	\$ 97,042.66
	\$ 152,815.52	\$152,128.66

FEE SCHEDULE 2014

	<u>Pennsylvania Lakeshores</u>	<u>Walker Lake</u>	<u>Maple Park</u>	<u>Hinkel Estates</u>
<u>ROAD ASSESSMENT</u>				
Under 1 acre:	320.00	320.00	N/A	N/A
1 – 2.2 acres:	376.00	376.00	N/A	N/A
Over 2.2 acres:	600.00	600.00	N/A	N/A

LAKE ASSESSMENT \$275.00 Across The Board (PALS, WL, MP, HE).

MEMBERSHIP FEE \$50.00 Across The Board (PALS, WL, MP, HE)
-Opt Out Option for PALS, WL & MP Only-

TOTAL ROAD & LAKE ASSESSMENT

Under 1 acre:	595.00	595.00	275.00	275.00
1 – 2.2 acres:	651.00	651.00	275.00	275.00
Over 2.2 acres:	875.00	875.00	275.00	275.00
No Developed Road:	275.00	275.00	275.00	275.00

On June 15, 2013, the Board of Directors approved the lake assessment increase of \$40.00 beginning in 2014. After an actuarial study conducted on the financial status of WLLA, it was determined that the actual lake assessment, in keeping up with inflation, should be approximately \$395.00; way above the current \$235.00, and even the \$275.00 beginning in 2014. Fortunately, due to the positive financial status of WLLA, there is no need to currently increase the lake assessment beyond the forthcoming \$40.00 increase.

**** Total amounts shown does not represent actual aggregate amount. Actual amounts will be slightly higher after calculation of interest on 12/31/2013.**



WLLA COMMUNITY TO GET HAIR CUT

Within the next several weeks, along the main roadways such as Maple, Walker, Birch, Lake Shore, and the side roads as needed, all of the trees that have branches growing out over the roadways, (which is almost 99% of them), will have their branches trimmed so there is no longer any hangover onto the roads. This trimming will be very advantageous and beneficial to the roads during the winter months because more sunlight will be able to shine through on the ice and snow that covers the roads. The trimming will not be going all the way up the height of the trees, but rather enough for the trimming to be beneficial. So, if you have trees bordering on your property and the branches lean over the road, the branches will be trimmed.



NEW ACQUISITION

On Tuesday, August 06, 2013, Walker Lakeshores Landowners Association (WLLA) acquired ownership of the Maple Park Beach and Picnic area, as well as the road leading to this area, Maple Park Drive. There was no monetary exchange for this acquisition, but rather through the grace of Mr. & Mrs. Charles Swezy signing over the property to WLLA. After this deal was finalized, the Maple Park Beach/Picnic area was immediately renamed Swezy Beach.

The new ownership of this property does not affect the rights of the Maple Park residents to this area or the lake; they still have the same rights as always. An added attraction is that now all WLLA members in good standing have access to a third beach in which to enjoy at their leisure.

As with mostly all new ownerships, there comes changes, but in this case the changes will be for the betterment of all the residents of WLLA. Some of these changes include WLLA Beach tags being required for everyone utilizing Swezy Beach. This will allow security to know that you are a resident and are permitted to be in the beach/picnic area. WLLA's security firm will now be responsible for all three WLLA beaches. The Shohola Township Police Department was also informed that they can go on this private property during their routine patrol of the area. Residents will also need WLLA vehicle identification tags displayed if they have a motor vehicle within the beach/picnic area, and also a WLLA ID sticker on all boats, canoes, etc. This watercraft sticker is very important, especially if you store watercraft at the beach/picnic area

during the summer season. If the watercraft should come up missing and found elsewhere, the sticker will identify the owner.

The implementation of the above will commence as of January 01, 2014.

OLD MAN WINTER IS COMING— GET YOUR HOMESTEAD READY!

By Tom Tate

It is time to prepare your domicile for the onslaught of winter. Yes, the weather is probably still pleasant and we are all being treated to the annual display of leaf finery Mother Nature provides but it won't last. Soon, the wind will sweep off the ridges, snow and sleet will make their appearance and it will be winter. Time now to tune up your home for the upcoming season.

There are a number of low cost steps you can take to improve your defenses against the worst weather in terms of keeping your energy bills in check. I will list a few for your consideration.

1. Make sure your castle walls are tightly sealed against air leakage. Check for gaps in caulking around window and door frames and seal them. Look at your exterior doors and if you can see daylight anywhere, your weather stripping needs to be upgraded. The hardest area to fix, in my opinion, is at the bottom of the door. Use rugs or the fancier *door draft dodger* products to block that gap. Remember, warm air flows towards cold air so your goal is to prevent that to the greatest extent possible.
2. Check windows for drafts. We have a lot of lovely older homes in our area. One problem with this is that windows can be leaky. Even storm windows are not proof against leaks especially if they are the self-storing type. Heavy drapes can help as can the plastic film you put over the windows and then shrink with a hair dryer. You can also apply plastic on the outside but my personal preference is the inside variety. It is not susceptible to weather damage and is crystal clear so it won't block your view.
3. Tune up your primary heating system. Clean burners, filters and chimneys for efficiency and safety reasons. Make sure your air intakes and exhausts are unobstructed. They usually are in places where that isn't an issue but make sure to be extra safe.
4. Use a programmable thermostat. This single device really can save money on your heating bill. Recent changes in products make them easier to program. In fact, some models come pre-programmed to follow the EPA guidelines. Consider setting a lower temperature than last year. It personally like a cooler home. Not that it's for everyone but it reduces the cost to heat the home base.
5. Compartmentalize your home. Close off those portions that are not in regular use and close vents or dampers to them to reduce the heat going there. If you have electric heat, you have individual room control which is perfect for this approach. Be aware of rooms where water pipes are present and don't get carried away with heat reduction. A frozen pipe is not worth it.

Many homes have an open concept so there may not be actual doors you can use to seal off portions of the house. Hang heavy drapes or blankets on tension rods in those openings. Talk about the castle feeling! I happen to use this in my home and it works quite well.

6. Avoid overuse of portable electric heaters!! This is presented in bold print on purpose. Along with the advent of winter weather comes the hyped ads for miracle space heaters. These ads prey on people trying to control costs with promises of huge reductions in heating costs. *Do not fall prey to these pitches.* A single electric space heater used as described in these ads will increase your electric bill by over \$120.00 per month.

Also, these space heaters provide the same heat as much less expensive models available nearly everywhere. In the world of electricity and physics, 1500 watts is 1500 watts. You can spend a few hundred dollars for a fancy 1500 “miracle” heater or \$40.00 for a plain-Jane equivalent. I know which way I go.

Using electric space heaters to supplement your primary system can reduce heating costs when used correctly. Only turn them on when you are in the room with them. Turn them off when you leave, even if for a relatively short period. A space heater can keep you cozy while allowing the main system to be throttled back. Used this way, you will see some savings.

A few tweaks and preparations will leave you snug and comfortable this winter and lower your heating bills. Take a little time to prepare and enjoy the results all winter.

BACON!!

By Tom Tate

Yeah, bacon. That most tasty of meat. Any vegetarians reading this newsletter may want to turn to another page to avoid temptation. You have been warned.

I have always enjoyed bacon but then again, who doesn't? A few years ago, I began to notice a plethora of products being introduced that had bacon as the main ingredient. Intrigued by this, I did a little web research and was flabbergasted by what I found. If anyone is a race fan, they know just how prolific the NASCAR promoters are. I am convinced that the pork council has hired former NASCAR promotional executives to do the same for bacon.

It has been a couple of years since I wrote my first bacon article and at the urging of others, am updating it for your reading (and later, eating) pleasure. My original source for bacony goodness was uncrate.com, an excellent site for guys. Everything from bacon floss to the latest Bugatti masterpiece is presented. So, I simply typed BACON in the handy search field and here's what came back. Some are repeats from the first article but others are new. There were so many goodies that for the sake of brevity, I combined a few where it made sense. You'll see.

Bacon Olive Oil – Please show some couth when preparing your meals. Yes, bacon drippings are delicious but when the recipe is more elegant, pull out this condiment and wow the crowd. I mean really, when was the last time you saw Rachel Ray grab an old can off the back of the stove and drop a spoonful of bacon grease in the skillet. Didn't think so.

Bacon Soda – The perfect refresher anytime for that bacon pick-me-up. Why not pair it with some **Bakon Vodka**? What, you say your local purveyor of foodstuffs is out of bacon soda? Stave off such emergencies with **Bacon Effervescent Tablets** and make your own. It's a bacon Fizzie! Don't forget the Bakon Vodka.

And while in the neighborhood of alcohol, keep an eye out for **Rogue Voodoo Donut Bacon Maple Beer** at the beer store. It pairs beautifully with **Bacon Pop Corn** and a football game.

Bacon Salt in three varieties now; original, peppered and hickory. If you have to use salt, it may as well be bacon. Sprinkle a little on your meat-shy friends' veggies...heh, heh. Naw, that's a mean trick.

Oscar Mayer Bacon Gift Sets – Have some wedding gifts to get? How about any special celebratory event? Oscar Mayer has you covered. Your gift includes a pound of bacon and your choice of bacon-themed money clip, cuff links or multi-tool. Guys are not taking this bad-boy back. Just keep refrigerated until given. Nothing like a pound of bacon past its prime to dampen the festivities.

Bacon Jam – Great on toast, biscuits, hamburgers, finger food or anything you might want to test. Heck, just grab a spoon and dig in!

Bacon of the Month Club – If you live in an area where superior bacon is hard to get, sign up for a monthly treat. Remember, just like pizza, there is no bad bacon, some is just better than others.

Bacon Jerky – For your next wilderness excursion, don't worry about not being able to take a skillet and cooler to properly prepare your bacon. Rough it old school like the pioneers with bacon jerky. Just don't let Sasquatch get a whiff. Yeah, you've seen the TV commercials. In more serious situations such as a zombie apocalypse, there is the **Tactical Bacon** alternative. Hermetically sealed in a protective container, recharge after a busy day of fighting off the undead with some bacon. Shelf life of a ba-zillion years means no worries about it being ready when you are.

Bacon Floss, Toothpicks and Toothpaste – It is obvious that bacon lovers are serious about their dental hygiene. Perhaps the only negative to eating delicious, crispy bacon is if you have a meat tooth. The little remnants are hard to dislodge. So grab a pick, piece of floss or toothbrush and dislodge the little gem. Your mouth will be bacony fresh and your teeth and gums healthy to boot.

Bacon Mayonnaise and Jim Beam Bourbon Bacon Mustard – Let's see, bun? Check. Burger? Check. Lettuce, tomato, onion, cheese? Check. Bacon jam? Check. What's missing? **Bacon Mayo and Mustard**, of course. I did not find any bacon ketchup in my search so substitute a little (or lot) **Bacon Hot Sauce**. Oh, a pickle chip or two will go great as well. And if you are going for the full Monty with the whole burger thing, pair it with a serving or more of **Bacon Potato Chips**.

Bacon Soap, Cologne and Lip Balm are just the ticket before that big date. Remember to brush with the Bacon Toothpaste too. Get your bacon scent on big time with these personal hygiene items. You can go out or stay in – bacon works everywhere. One word of caution if you go out, don't take in the State Fair pig and hog exhibit. You might attract unwanted attention of the four-legged variety. If you are staying in, set the mood with **Yankee Candles' Bacon Candles** and break out the **Bacon Playing Cards** for some Canasta or Go Fish.

Then there are the sweet treats. Since bacon goes with anything, it has made serious inroads into the dessert area. Top off that birthday cake with some **Bacon Frosting**. Or those **Bacon Chocolate Chip Pancakes** (from the mix of the same name) with **Bacon Syrup**. Are you a Moon Pie aficionado? Try the **Bacon Moon Pie** version. You may never go back. Nothing says loving like bacon and chocolate together unless it is **Chocolate Cover Bacon Sprinkled with Real Gold**. If this treat is too pricey (and with gold prices where they are it might be), go for the **Chocolate Covered Bacon, Chocolate and Bacon Bars, Peanut Butter Bacon Cups** (think Reeses cups with bacon), **Bacon Bourbon Caramel Corn, Bacon Lollipops, Chocolate Peanut Butter Bacon Cookies, Bacon Peanut Brittle, Bacon Popcorn, Bacon Candy Canes** (celebrate and decorate with the unique combination of peppermint and bacon) and last but not least, **Bacon Ice Cream!** And I almost forgot, some bakeries are offering **Bacon Muffins and Cakes**. Yumm.

All this sweet stuff has me hankering for a fine cup of Joe, java, coffee with that perfect hint of bacon. What? You say I don't have to long for it anymore? Yes, it's true, **Bacon Coffee** is also available. No more dropping a dollop of bacon grease in your coffee.

So, you like to grill and sometimes it isn't bacon but you want to keep that bacon flavor? Keep your bacon mojo intact while working your grilling magic with **Bacon Rub**. Uh-huh, keeping it real at the grill with that bacon rub. Besides, the bacon strips tend to fall through the grate when cooking outside. Two problems solved with one tasty product.

For those times when you actually need to put pen to paper and then send your handiwork to someone via the USPS, put an end to that nasty envelope adhesive after taste with **Bacon Flavored Envelopes**. You are reading this correctly. Your correspondence can have a dash of bacon too. Not sure what this might attract while in the postal system or the mailbox.

DIY is growing in popularity and kits are available for everything. Beer, gin, knitting, and bacon. With **Baconkit** you can create your own bacon masterpiece without the need for extensive smokehouse or other curing facilities. Just add some high quality pork belly.

Well, this brings me to the end of this edition of the bacon review. What I did not list were a number of books and cook books and bacon cooking gear. You can find everything I mentioned here on www.uncrate.com. When it comes to the bacon menu and lifestyle, it's clear you can go whole hog with this array of goodies to choose from. And yes, that pun was intended.

BOATS BY THE DAM SHOULD NOT BE LET OVER THE WINTER

For those who enjoy our community's lake for boating and who take advantage of the access by the dam during the summer, we ask that your boats be properly stored on your property over the winter. They should not be left at the dam. With the absence of foliage, the sight of a large number of boats, canoes, and so forth mars the winter beauty. So please take them home.

Those that are left whose owner we can identify will be contacted and given the opportunity to remove them. Unidentified boats will be removed and sold, the proceeds going to defray costs at the dam and other community facilities.

New signage at our beaches – thanks to Greg Hoeper's crew for a perfect installation.



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

Address Service Requested

TO: «Name»
«Address_1»
«Address_2»

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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Vice President: Fran Orth

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Secretary: Tom Tate

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