



JANUARY 2023 NEWSLETTER

129 Hemlock Drive, Kunkletown, PA 18058

www.hemlake.org

The Hemlock Lake Board of Directors would like to wish everyone a happy and healthy New Year!

2023 Annual Assessment:

- **Annual Assessment of \$525 must be paid by September 1st, 2023.**
 - \$500 - If paid by April 1st, 2023 a \$25 discount per property is applied.
 - Payments received after September 1st will be assessed a one-time **penalty of \$50.00** PLUS incur a late fee of **\$10.00 per month** per property.
 - The \$10.00 per month late fee will also be assessed if the payment is past due from the prior years.
 - NOTE: This does not apply if you have a formal payment plan already established with the Association.
- **This will serve as the only notice of payment due, discount, and penalty.**
- When sending payment please ensure to enclose your payment slip. If you do not have a payment slip, please enclose your **name, phone number, email and street address** of the property for which you are paying.
- Check may be made payable to: **Hemlock Lake POA** and mailed to **129 Hemlock Drive, Kunkletown, PA 18058**

Reminders:

- Aerators are turned off for 3 months this winter (2022/2023), yet **DO NOT WALK OR DRIVE ON THE LAKE!** The ice may not be solid.
- Be careful on the roads this winter. Please do not be out on the roads until after the plow goes by.
- All ATV, 4 wheelers, and golf carts must follow PA Commonwealth laws including the maintaining of registrations and insurance. Please follow the speed limit of 14 MPH.
- Please trim any trees/vegetation on your property that hang over the lake. Failing to maintain this will negatively impact the condition of the lake by adding organic matter.
- The memorial brick fundraiser: This is an ongoing initiative without a deadline, but we do get a discount if we order more bricks at a time. Please contact Danielle Arcuri if you are interested in ordering.
- Please contact the board if you are willing to volunteer your time for summer projects! There are always things to do to help our community.

Announcements/News:

- The AED has been installed at the Pavilion. In case of emergency contact any board member for door lock code.
- We have a new person doing the plowing/salt/cindering this year. Please give him time to clear before driving if possible.
- Sand was moved from the lake back to the beach and the beach area has been expanded in October, 2022.
- The first Hemlock Lake's Truck or Treat took place on October 29, 2022 which was great fun for the children.
- The pavilion ceiling was painted and new lights were installed in October, 2022.
- The water/erosion near the pavilion and beach is an ongoing project. A new drain and piping were put in place in September 2022 to help with diverting water from the beach.
- No Swimming warning flag - The lake water is tested for harmful bacteria and if the count exceeds safe levels, we will be posting a red No Swimming flag on the beach steps to alert people to stay out of the water. The flag will be removed when testing reveals the bacteria returns to safe levels.
- Lake care is an ongoing biological project. We are going to work with Eco Solutions for early treatment to prevent plant growth, and Clean Flo for different treatments to decrease sediment and nutrients. We are researching other options of cost-effective treatment, perhaps dredging and will resume aerators in spring.
- Please note the schedule for this year's General meetings:
 - Memorial Day Weekend: **5/27/23** at **10 AM** and BINGO at 7 PM.
 - 4th of July Weekend: **7/1/23** at **10 AM** and the Annual Covered Dish at 5 PM.
 - Labor Day Weekend: **9/2/23** at **10 AM** and BINGO at 7 PM.

We are looking forward to a great year at Hemlock Lake!

Sincerely,

The Hemlock Lake Property Owners' Association Board of Directors

Joanna Valentine, President 570 269-0934
John Karcher, Vice President 215 901-1004
Danielle Arcuri, Secretary Treasurer 570 350-1847
Mark Ackerman, Board Member 610 737-2748
Michele Bennett, Board Member 215 290-3252
Vinny Bonafede, Board Member 347 701-1003
Stephen Crane, Board Member 610 405-1379
Sofia Udoenko, Board Member 215 485-1265
Nadia Soloukhina, Board Member 267 408-0213



JANUARY 2022 OPERATING BUDGET

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2023 HLPOA OPERATING BUDGET

EXPENSE CATEGORY	2022 PROPOSED	2022 ACTUAL	2022 DIFFERENCE	2023 PROPOSED
UTILITIES	\$ 1,800.00	\$ (1,997.24)	\$ (197.24)	\$ 1,800.00
ADMINISTRATIVE EXPENSES	\$ 1,500.00	\$ (1,842.48)	\$ (342.48)	\$ 1,500.00
OFFICE EXPENSES	\$ 500.00	\$ (293.84)	\$ 206.16	\$ 500.00
POSTAGE	\$ 400.00	\$ (46.40)	\$ 353.60	\$ 400.00
PO BOX / SAFE DEPOSIT BOX	\$ -	\$ (104.00)	\$ (104.00)	\$ -
MISCELLANEOUS / TREASURER	\$ 600.00	\$ (1,398.24)	\$ (798.24)	\$ 600.00
INSURANCE/TAXES	\$ 3,205.00	\$ (717.00)	\$ 2,488.00	\$ 3,205.00
INSURANCE	\$ 3,200.00	\$ (715.00)	\$ 2,485.00	\$ 3,200.00
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -
INCOME TAXES	\$ 5.00	\$ (2.00)	\$ 3.00	\$ 5.00
ROAD/PROPERTY MAINTENANCE	\$ 18,500.00	\$ (23,059.22)	\$ (4,559.22)	\$ 18,500.00
PAVING/REPAIR	\$ 6,000.00	\$ (5,680.26)	\$ 319.74	\$ 6,000.00
SNOW REMOVAL	\$ 6,000.00	\$ (4,075.00)	\$ 1,925.00	\$ 6,000.00
PAVILION MAINTENANCE	\$ 500.00	\$ (7,985.50)	\$ (7,485.50)	\$ 500.00
BEACH MAINTENANCE	\$ 2,000.00	\$ (1,318.46)	\$ 681.54	\$ 2,000.00
GRASS & TREES	\$ 4,000.00	\$ (4,000.00)	\$ -	\$ 4,000.00
LAKE MAINTENANCE	\$ 11,250.00	\$ (14,495.34)	\$ (3,245.34)	\$ 11,250.00
LAKE TREATMENT	\$ 7,000.00	\$ (8,318.89)	\$ (1,318.89)	\$ 7,000.00
LAKE TESTING	\$ 300.00	\$ (676.00)	\$ (376.00)	\$ 300.00
INSPECTION/BOND/REGISTRATION	\$ 3,650.00	\$ (5,405.45)	\$ (1,755.45)	\$ 3,650.00
MISCELLANEOUS	\$ 300.00	\$ (95.00)	\$ 205.00	\$ 300.00
LEGAL/ PROFESSIONAL SERVICES	\$ 1,750.00	\$ (1,160.00)	\$ 590.00	\$ 1,750.00
LEGAL FEES/ATTORNEY	\$ 1,000.00	\$ (510.00)	\$ 490.00	\$ 1,000.00
ACCOUNTANT	\$ 250.00	\$ (250.00)	\$ -	\$ 250.00
WEBSITE	\$ 400.00	\$ (400.00)	\$ -	\$ 400.00
MISCELLANEOUS	\$ 100.00	\$ -	\$ 100.00	\$ 100.00
RESERVE FUND	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00
DONATIONS	\$ 100.00	\$ (25.00)	\$ 75.00	\$ 100.00
TOTAL EXPENSES	\$ 41,105.00	\$ (43,296.28)	\$ (2,191.28)	\$ 41,105.00
TOTAL INCOME	\$ 41,000.00	\$ 40,175.61	\$ (824.39)	\$ 41,000.00
DUES (82 PROPERTIES)	\$ 41,000.00	\$ 37,600.00	\$ (3,400.00)	\$ 41,000.00
FUNDS FROM SAVINGS ACCOUNT(S)		\$ -	\$ -	
INSURANCE PAYMENT PAVILION ROOF		\$ 1,050.61	\$ -	
PAVILION RENTAL		\$ 450.00	\$ -	
FUNDRAISING / DONATIONS		\$ 825.00	\$ -	
RESALE CERTIFICATES		\$ 250.00	\$ -	