



JANUARY 2022 NEWSLETTER

PO Box 305, Gilbert, PA 18331

www.hemlake.org

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

2022 Annual Assessment:

The new annual assessment amount is \$500. The board of directors voted on this raise due to the increase of costs to maintain the association.

- **Annual Assessment of \$500 must be paid by September 1st, 2022.**
 - \$475 - If paid by April 1st, 2022 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.
 - **EFFECTIVE MARCH 1ST** – 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 **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 **PO Box 305 Gilbert, PA 18331.**

Reminders:

- **DO NOT WALK OR DRIVE ON THE LAKE!** The ice will not be solid due to the aeration system.
- 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.
- 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 the brick(s).
- Summer projects: Please contact the board to volunteer! We would like to stain the beach stairs, paint the pavilion and any other cleanup projects.
- 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 sediment.
- Please do not dump garbage in the firepit at the pavilion.

Announcements/News:

- The bridge at the Burger Hollow Road entrance was repaired in December.
- A new roof and gutters were installed on the pavilion in November/December.
- Road paving is planned for spring, depending on how much is spent on snow plowing and salting. The paving company will complete an evaluation to address the areas of concern and the ongoing plan.
- The water erosion near the pavilion and on the beach is a project we are continuing to address and work on.
- 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.
- Please note the schedule for this year's General meetings and **NEW TIME of 10 AM** in person if possible or via Zoom.
 - Memorial Day Weekend: **5/28/22** at **10 AM** and BINGO at 7 PM.
 - 4th of July Weekend: **7/2/22** at **10 AM** and Annual Covered Dish at 5 PM. Bring a dish/dessert to share!
 - Labor Day Weekend: **9/3/22** 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

PO Box 305, Gilbert, PA 18331

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2022 HLPOA OPERATING BUDGET

EXPENSE CATEGORY	2021 PROPOSED	2021 ACTUAL	2021 DIFFERENCE	2022 PROPOSED
UTILITIES	\$ 1,800.00	\$ (1,723.72)	\$ 76.28	\$ 1,800.00
ADMINISTRATIVE EXPENSES	\$ 500.00	\$ (2,198.91)	\$ (1,698.91)	\$ 1,500.00
OFFICE EXPENSES	\$ -	\$ (775.81)	\$ -	\$ 500.00
POSTAGE	\$ -	\$ (333.98)	\$ -	\$ 400.00
PO BOX / SAFE DEPOSIT BOX	\$ -	\$ (70.00)	\$ -	\$ -
MISCELLANEOUS / TREASURER	\$ -	\$ (1,019.12)	\$ -	\$ 600.00
INSURANCE/TAXES	\$ 3,525.00	\$ (6,031.00)	\$ (2,506.00)	\$ 3,205.00
INSURANCE	\$ 3,225.00	\$ (6,028.00)	\$ (2,803.00)	\$ 3,200.00
PROPERTY TAXES	\$ 300.00	\$ -	\$ 300.00	\$ -
INCOME TAXES	\$ -	\$ (3.00)	\$ (3.00)	\$ 5.00
ROAD/PROPERTY MAINTENANCE	\$ 15,800.00	\$ (37,514.73)	\$ (21,714.73)	\$ 18,500.00
PAVING/REPAIR	\$ -	\$ (22,027.19)	\$ -	\$ 6,000.00
SNOW REMOVAL	\$ -	\$ (5,975.00)	\$ -	\$ 6,000.00
PAVILION MAINTENANCE	\$ 500.00	\$ (4,079.12)	\$ (3,579.12)	\$ 500.00
BEACH MAINTENANCE	\$ 1,300.00	\$ (1,341.45)	\$ (41.45)	\$ 2,000.00
GRASS & TREES	\$ 4,000.00	\$ (4,091.97)	\$ (91.97)	\$ 4,000.00
LAKE MAINTENANCE	\$ 8,300.00	\$ (10,610.00)	\$ (2,310.00)	\$ 11,250.00
LAKE TREATMENT	\$ -	\$ (6,810.00)	\$ -	\$ 7,000.00
LAKE TESTING	\$ 300.00	\$ (150.00)	\$ 150.00	\$ 300.00
INSPECTION/BOND/REGISTRATION	\$ -	\$ (3,650.00)	\$ -	\$ 3,650.00
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ 300.00
LEGAL/PROFESSIONAL SERVICES	\$ 1,675.00	\$ (1,070.00)	\$ 605.00	\$ 1,750.00
LEGAL FEES/ATTORNEY	\$ 1,000.00	\$ (420.00)	\$ 580.00	\$ 1,000.00
ACCOUNTANT	\$ 275.00	\$ (250.00)	\$ 25.00	\$ 250.00
WEBSITE	\$ 400.00	\$ (400.00)	\$ -	\$ 400.00
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ 100.00
RESERVE FUND	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 3,000.00
DONATIONS	\$ 100.00	\$ (100.00)	\$ -	\$ 100.00
TOTAL EXPENSES	\$ 35,700.00	\$ (59,248.36)	\$ (23,548.36)	\$ 41,105.00
TOTAL INCOME	\$ 34,850.00	\$ 55,884.39	\$ 21,034.39	\$ 41,000.00
DUES (82 PROPERTIES)	\$ 34,850.00	\$ 34,960.00	\$ -	\$ 41,000.00
FUNDS FROM SAVINGS ACCOUNT(S)	\$ -	\$ 12,975.00	\$ -	
INSURANCE PAYMENT PAVILION ROOF	\$ -	\$ 6,849.39	\$ -	
PAVILION RENTAL	\$ -	\$ 500.00	\$ -	
FUNDRAISING / DONATIONS	\$ -	\$ 100.00	\$ -	
RESALE CERTIFICATES	\$ -	\$ 500.00	\$ -	