



JANUARY 2024 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!

2024 Annual Assessment

We are happy to announce that we can accept electronic payments this year. If we have your email address on file you will receive an email invoice with instructions on how to pay.

The annual assessment of \$525 is due by September 1st, 2024.

- If payment is received by April 1st, 2024 a \$25 discount per property is applied.
- Payments received after September 1st will be assessed a one-time penalty of \$50.00 PLUS a monthly 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 **PO Box 305, Gilbert, PA 18331.**

Reminders:

Aerators are turned off for 3 months this winter (2023/2024), 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 wall project has begun construction.

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.

Important updates and announcements throughout the year will be posted on our Facebook page and in the GroupMe chat. See the QR Codes below that you can scan with your cell phone.

Facebook



GroupMe



Website



Announcements/News:

The AED has been installed at the Pavilion. In case of emergency contact any board member for door lock code.

The 2nd Annual Hemlock Lake's Truck or Treat took place on October 28, 2023 which was great fun for everyone and the children.

The pavilion kitchen floor was replaced.

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: **5/25/24** at **10 AM** and BINGO at 7 PM.
- 4th of July Weekend: **7/6/24** at **10 AM** and the Annual Covered Dish at 5 PM.
- Labor Day Weekend: **8/31/24** at **10 AM** and BINGO at 7 PM.

We would like to thank Steve Crane for his years of service as a Board Member!

Jesse Borden has been appointed as a Board Member to fill the vacancy.

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
Mark Ackerman, Vice President 610 737-2748
Danielle Arcuri, Secretary Treasurer 570 350-1847
Peter Arcuri, Board Member 570 350-6567
Michele Bennett, Board Member 215 290-3252
Vinny Bonafede, Board Member 347 701-1003
Jesse Borden, Board Member 610-703-5188
Chris Gyenge, Board Member 609 413-4221
Nadia Soloukhina, Board Member 267 408-0213



JANUARY 2024 OPERATING BUDGET

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2024 HLPOA OPERATING BUDGET

EXPENSE CATEGORY	2023 PROPOSED	2023 ACTUAL	2023 DIFFERENCE	2024 PROPOSED
UTILITIES	\$ 1,800.00	\$ (1,541.15)	\$ 258.85	\$ 1,500.00
ADMINISTRATIVE EXPENSES	\$ 1,500.00	\$ (1,290.34)	\$ 209.66	\$ 2,100.00
OFFICE EXPENSES	\$ 500.00	\$ (446.41)	\$ 53.59	\$ 1,000.00
POSTAGE	\$ 400.00	\$ (247.93)	\$ 152.07	\$ 500.00
PO BOX	\$ -	\$ (143.00)	\$ (143.00)	\$ 100.00
MISCELLANEOUS	\$ 600.00	\$ (453.00)	\$ 147.00	\$ 500.00
INSURANCE/TAXES	\$ 3,205.00	\$ (3,569.00)	\$ (364.00)	\$ 3,705.00
INSURANCE	\$ 3,200.00	\$ (3,567.00)	\$ (367.00)	\$ 3,700.00
PROPERTY TAXES	\$ -	\$ -	\$ -	\$ -
INCOME TAXES	\$ 5.00	\$ (2.00)	\$ 3.00	\$ 5.00
ROAD/PROPERTY MAINTENANCE	\$ 18,500.00	\$ (17,131.96)	\$ 1,368.04	\$ 14,500.00
PAVING/REPAIR	\$ 6,000.00	\$ (10,020.00)	\$ (4,020.00)	\$ 500.00
SNOW REMOVAL	\$ 6,000.00	\$ (960.00)	\$ 5,040.00	\$ 6,000.00
PAVILION MAINTENANCE	\$ 500.00	\$ (1,331.08)	\$ (831.08)	\$ 1,000.00
BEACH MAINTENANCE	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
GRASS & TREES	\$ 4,000.00	\$ (4,820.88)	\$ (820.88)	\$ 5,000.00
LAKE MAINTENANCE	\$ 11,250.00	\$ (11,431.00)	\$ (181.00)	\$ 11,550.00
LAKE TREATMENT	\$ 7,000.00	\$ (7,242.00)	\$ (242.00)	\$ 7,000.00
LAKE TESTING	\$ 300.00	\$ (539.00)	\$ (239.00)	\$ 600.00
INSPECTION/BOND/REGISTRATION	\$ 3,650.00	\$ (3,650.00)	\$ -	\$ 3,650.00
MISCELLANEOUS	\$ 300.00	\$ -	\$ 300.00	\$ 300.00
LEGAL/PROFESSIONAL SERVICES	\$ 1,750.00	\$ (1,260.00)	\$ 490.00	\$ 1,750.00
LEGAL FEES/ATTORNEY	\$ 1,000.00	\$ (660.00)	\$ 340.00	\$ 1,000.00
ACCOUNTANT	\$ 250.00	\$ (200.00)	\$ 50.00	\$ 250.00
WEBSITE	\$ 400.00	\$ (400.00)	\$ -	\$ 400.00
MISCELLANEOUS	\$ 100.00	\$ -	\$ 100.00	\$ 100.00
RESERVE FUND	\$ 3,000.00	\$ 3,000.00	\$ -	\$ 5,000.00
DONATIONS	\$ 100.00	\$ -	\$ 100.00	\$ 100.00
TOTAL EXPENSES	\$ 41,105.00	\$ (33,223.45)	\$ 7,881.55	\$ 40,205.00
TOTAL INCOME	\$ 41,000.00	\$ 42,910.00	\$ 1,910.00	\$ 41,000.00
DUES (82 PROPERTIES)	\$ 41,000.00	\$ 41,120.00	\$ 120.00	\$ 41,000.00
PAVILION RENTAL		\$ 600.00	\$ -	
FUNDRAISING / DONATIONS		\$ 440.00	\$ -	
RESALE CERTIFICATES		\$ 750.00	\$ -	