

REFLECTIONS FROM THE HILL

JULY 2011 EDITION
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SPRUCE HILL FARMS, POA
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ANNUAL MEETING

The Annual Meeting of the Spruce Hill Farms Property Owner's Association was held at the pool pavilion on Saturday, June 11th, 2011. There was no trouble meeting the quorum as we had 42 lots represented in person and 10 proxies. Since there was such good representation, the President, John DeLisa, asked homeowners to identify themselves and their lot numbers.

Reports were made by the various committee heads, either in person or by written report, which will be explained further.

Three positions on the Board were open for nominations. The President asked for nominations from the floor. For the first time in a long time, we had nominations from the floor. These new nominations were in addition to the current board members making a total of 5 people eligible for 3 positions. Ballots were distributed and the members voted. The current board members received the most votes. Since the new nominees received a number of votes, it was decided to make them members "at large".

Following the regular meeting, the board met and decided who was to fill which position.

BOARD MEMBERS AND ELECTED OFFICERS FOR 2011-12

President: Susan Gebase
Co-Vice President: John DeLisa, Legal
Co-Vice President: Richard Bubb, Insurance
Newsletter Editor: Leslie Bates
Webmaster: Peter Ruggiero
Recreation: Mike Aleksich
Roads: Grover Cleveland
Civic Liaison: Gloria Brady
Corresponding Secretary: Leslie Bates
Members-At-Large: Eileen O'Toole
Daniel Kreckman
Nicodemo Rinaldis

Non-Board Member Appointments:
Treasurer/Bookkeeper: Wendy Robinson
Financial Secretary: Vacant
Recording Secretary: Amy Kreckman

Monroe County Addressing Project – New Physical Address:

Our current Financial Secretary, Bob Boone, informed the members that he had gone to the Barrett Township Building to inquire as to when we might receive our identification numbers. He was told that they are erecting them in accordance with the date they received the money. The people who paid early will get their signs first. Those who paid later will be serviced in the order in which their money was received. All agreed that was an incorrect way to do it and probably costing the township more in “windshield time”.

FINANCIALS

The Treasurer gave her report with an overview of our expenses which generated a lot of questions about legal fees. Our President explained how and why they were incurred, and why there had not been monies allotted to these expenses (details will be in the minutes of the meeting, which will be on our website).

The current Financial Secretary, Bob Boone, reported at the Annual Meeting that he and his wife, Barbara, are planning to sell their home and move to a retirement community. He has begun to shed some of his responsibilities and will be training our new Financial Secretary. Barbara has been preparing the Newsletter for several years now, and this new responsibility is being taken over by Leslie Bates.

It was brought to everyone’s attention that delinquent homeowners are creating huge attorney fees for the development and constant litigation is costly and time consuming. One of these members sold their property so the costs were recovered. The other accounts are either in the process of being resolved or no resolution has occurred.

ROADS



The Roads Chairman, Grover Cleveland, reported that the resurfacing for this year has been completed in a timely matter. He is planning to replace a few “under the road” pipes so that the water will flow as intended. He informed the membership that he would also be working on the pipes under our driveways. If your pipe needs to be replaced, you will be notified. He can have the replacement done for you at a cost of \$100, which is the cost of the pipe, or you may have the work done yourself. He requested that if you were going to do the work yourself that he be notified so that the proper placement is made to achieve the desired results.

SPLASHES FROM THE POOL

There was a special meeting held, following the Annual Meeting, where repairs to the pool were discussed. A tour of the pool was given to interested members and Mike Aleksich, our Recreation Chairman, reported on the repairs needed and the cost of such repairs. There was much discussion about the age of the pool, the regular costs associated with the pool, the use of the pool, and whether or not it was worth fixing, etc.

Following these discussions, the attendees were told about the five possible solutions for

addressing these repairs. It was explained that every property owner, who is not a delinquent member, would receive a ballot in the mail to vote on one of these five solutions. There would be one vote per lot.

The ballots were mailed and it was requested that the Board receive your vote no later than Friday, June 24, 2011. As a result of the voting, the majority of the membership voted for solution # 4 - fix current problem and pay for it by closing the pool for one season. This alternative would use current resources with no Special Assessment. As a result of the votes, the pool will be closed for the 2012 season.

Our Pool Manager, Chelsea Aleksich, has hired the lifeguards, the bathrooms have been cleaned and the pool opened on June 25th. Pool badges were mailed out to those homeowners whose assessments have been paid. We will be changing the color each year to make it easier for the lifeguards to identify owners eligible to use the pool.

2011 Pool Schedule (weather permitting & pending lifeguard availability):

- Jun 25th - Aug 28th: Open Daily - Noon to 7 PM
- Aug 29th - Sept 2nd: Possible closure due to school resuming and lifeguards will not be available.
- Sept 3rd - Sept 5th: Labor Day Weekend – Noon to 7PM



BARBARA AND BOB BOONE SAY “THANKS FOR THE MEMORIES”

At the annual meeting held in June, we reluctantly told those present of our intended move to a retirement community. This, of course, entailed giving up those responsibilities we took on ourselves over the years in an effort to keep Spruce Hill Farms a great place to live.

We were very excited to hear new voices volunteering for these responsibilities and we are working with these younger homeowners to make a smooth transition and we hope you will assist them in any way you can.

We cannot begin to express the enjoyment we have experienced in living in this wonderful community and working with so many dedicated Board members over the years. Of course, if our home doesn't sell, you may still be stuck with us as neighbors! But, as we look toward a new phase in our lives, we also look back on an old one with very fond memories and we thank you all for these memories.

Your friends and neighbors,

The Boones



POTPOURRI PAGE

Homeowners requested names of people who are looking for work:

Some homeowners are looking for people to hire to help them clear their lots of tree debris, etc. It was decided that if anyone was interested in doing this type of work, they should post a sign at the pool and on our website.

Concerns over house falling down on Maple Road

Homeowners expressed concerns over the house falling down on Maple Road – not only for the safety of anyone trespassing on the property, but for the impact it might have on our property values. Glory Brady, our Civic Liaison, reported that the Township was informed but we have not heard what, if anything could be done about it.

Email addresses requested

We currently have 34 people on the list of emails contacts. A form was passed around for people to sign in and/or change their current email address. This list is a great way to inform homeowners of things that might need immediate attention. It is also a good way to keep them informed of pool openings and closings due to inclement weather or lack of lifeguards.

Lake Use:

The lake has gotten smaller over the years and we have been told there are no fish in there. However, it has been used during the winter, when conditions are good, for ice skating. It is not very deep, but a flat bottom boat could be used on the lake. All these activities are, of course, at your own risk.

Parking along our roads:

Parking along our roads is not encouraged as our roads are very narrow. However, there have been times when people are having company or most recently, someone had an auction at their home. Please be aware of other people's property and do not allow your visitors to park on other's grounds. Our area is rather moist and automobiles leave large ruts. Please be a good neighbor.

Solicitation in the development:

Please be on the lookout for vendors trying to solicit in our development. If you see anyone, tell them that this is not permitted and, if necessary, report them to the township police.

Spruce Hill Spruce Up:

Evelyn Tuths has been a great help in reminding our homeowners of days for picking up trash, etc. that has been discarded over the winter months along the roads in our development. She also asked that she receive emails of anyone interested in helping with this project. A day or two here and there can make a big difference in the appearance of our community. Evelyn's email address is: ejtuths@aol.com.

SPEED LIMIT SIGNS

Comply with our 20 MPH speed limit and keep our roads safe for our children, pets, and our wildlife.

NEXT ANNUAL MEETING

JUNE 9, 2012 @ 11 AM

TO BE HELD AT THE SHF POOL PAVILION