



WinonaGram

Winona Lakes Property Owners Association

www.winonalakes.net

October/November 2010

Annual Election Membership Meeting



**Saturday, October 16, 2010
10:00 A.M.
Winona Lakes Clubhouse**

Winona Lakes has three (3) Board of Director positions available this year. Candidate information can be found inside this issue on pages 6 and 7 or online at www.winonalakes.net.

The Ombudsman position (one-year term) is also available. The Ombudsman has the authority to act as a liaison on behalf of the entire community or any one member of the community and the Board of Directors.

If you have any questions please call the office 570-588-9309

Committee Volunteers Needed!

With the new election, all Winona Lakes Committees will also open up to any members in good standing who would like to volunteer. More information and a list of the standing committees to choose from can be found inside this current issue or visit www.WinonaLakes.net.



Winona Lakes Property Owners Association

Official Notice

To all Members in Good Standing:

A Membership Meeting has been scheduled for Saturday, October 16, 2010, at 10:00 am in the Winona Lakes Clubhouse. The specific purpose of this meeting will be for the 2010-2011 Annual Election.

If you have any questions please call the office at 570-588-9309.

Winona Lakes Property Owners Association Attn: Board of Directors Results of Special Vote Count September 7, 2010

Kirk, Summa & Co., LLP
Certified Public Accountants

Totals of the qualified votes cast by eligible voters for the Bylaws amendments are as follows:

	approve	disapprove
First Amendment		
Eliminating Special Assessments	295	52
Second Amendment		
Eliminating Special Assessments	273	40
Third Amendment		
Empowering Members to Decide on Skiing	266	60
Fourth Amendment		
Protecting Members Rights to Proxy Votes	260	84
Fifth Amendment		
Protecting Members in Good Standing	253	59

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- > Monday-Friday, 5:00 p.m. to 9:00 p.m.
- > Saturday, 8:00 a.m. to 9:00 p.m.
- > No Burning on Sundays or Holidays

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Winona Lakes Property Owners Association

September 2010

Dear Member in Good Standing,

Enclosed herein you will find four (4) items concerning the election of three (3) Board Members and one (1) Ombudsman of Winona Lakes Property Owners Association. They are:

- 1) A photo and short biography of each candidate;
- 2) A ballot on which you vote for each candidate individually. Please mark these clearly in the boxes provided. Vote for only three (3) board members and one (1) ombudsman.
- 3) A ballot envelope into which you place the completed vote;
- 4) An envelope with your return address already affixed to the upper left hand side. The owner-member must sign this envelope on the appropriate line located on the left. **If you fail to sign it, your vote cannot be counted.** Please remember that if you own more than one lot, you must return a separate ballot in a separate signed envelope for each lot.

Only the ballot enclosed in the ballot envelope must be placed in the signed, return envelope. This has to reach the accounting firm of Kirk Summa and Co. by October 15, 2010 or it may be placed in the ballot box in the Clubhouse on October 16, 2010 by 12:00 noon.

Thank you for your participation and prompt attention to this vote.

Respectfully,

Denise Lavache
Community Manager

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WinonaGram

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President's Message

By Bob Fenlon
An Editorial Opinion



Good News!! By now, all members should have received their annual dues invoice. Please note there will be no increase this year. This is the direct result of a lot of hard work by our Treasurer Jim Ritter, Community Manager Denise Lavache and an excellent Finance Committee who cut costs to benefit the membership. Many thanks from all of us in these tough economic times!

More Good News!! All six of the recently proposed bylaw amendment changes passed by huge margins and are now in effect. This positive undertaking by the majority of both the Board and the Membership shows a continual rebuilding of the necessary trust between us. These changes to our governing documents were needed after a prior board in 2007 abused its power and imposed inappropriate operating assessments on our membership after being told in no uncertain terms by a membership vote that a dues increase was not warranted. I believe the vote total and margins speak volumes as to the demand for respect to member's rights and who should be the stewards of our financial decision making.

Elections - We are now very close to our Annual Elections. It is the time for our members to make their leadership choices through the democratic process. We have included return postage to make the return of our membership vote as high and inclusive as possible. Any member in good standing with questions about the instructions or does not receive a ballot should call the office at 570-588-9309 and ask for the Community Manager.

You will notice the return envelope is addressed to the accounting firm of Kirk Summa. This was done to eliminate as much possibility of election fraud as possible - to ensure that we have free, fair and honest elections.

Through this democratic process, the membership has long served its own best interests. Contrived removals and costly court actions to defeat majority rule will always stand opposed.

New Playground Equipment - Throughout the community you will notice new playground equipment being installed. This is part of the beginning of the revitalization of our common areas after years of neglect. The passage of our 2010-2011 Capital Projects Budget will enable us to make the necessary repairs to our roads, bridges and other critical parts of our infrastructure as well as dramatically improve our quality of life in the community with properly maintained tennis courts, lakes, ball fields and pools.

These long overdue improvements and repairs come without a dues increase or special assessments, again an effort to win back the trust of our membership. I have received a lot of positive feedback from our members - most do not mind paying dues when we see the money is well spent and we're getting a real return on it.

Thank you!

Please obey the speed limit within Winona Lakes at all times! School is back in session and our children will be walking the roads.



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Middle Smithfield Township Update

September 2010

By Anthony Valentino

Although it has not been posted to the MST website, the second zoning hearing for Special Use (Regarding Werry's Pub for adult use) will be held on Tuesday, October 5th at 4 PM. Please make every effort to attend.

The next regularly scheduled public Board of Supervisors Meeting, will be held on October 14, at 9 AM.

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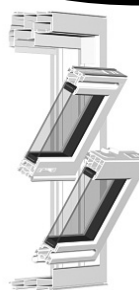
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Bylaw Amendments Approved by the Membership

First Amendment: Eliminating Special Assessments

Article IV, Section 4.2c

Assessments, other than annual dues, shall only be imposed by an affirmative vote of 51% of the total members in good standing eligible to cast votes. An assessment must be for a specific purpose and may not be used to supplement or otherwise fund the annual operating budget. This must be undertaken only by mail ballot vote with a return envelope addressed with postage to the Association auditing firm for that fiscal year, which will count and tabulate the vote count. There will be a 30 day voting period from the postmark of the ballots going out. The Auditor will notify the Board of Directors of the results and the Association Secretary shall certify the vote and give written notice to the membership within 10 days. It is not within the powers of the board of directors to impose special assessments on the community without this membership vote.

Second Amendment: Eliminating Special Assessments

Article VII, Section 7.3d

Levy dues, fees, charges, and other financial obligations of membership as authorized in the budgets, these By-Laws, Association's Rules and Regulations, and/or covenants.

Third Amendment: Empowering Members to Decide on Skiing

Article V, Section 5.5

The opening or closure of the skiing operations shall be decided by a vote of the members in good standing annually. This vote shall be taken each year no earlier than April 1st and no later than June 1st by mail ballot with a return envelope addressed with postage to the Association auditing firm for that fiscal year, which will count and tabulate the vote count. There will be a 30 day voting period from the postmark of the ballots going out. The Auditor will notify the Board of Directors of the results and the Association Secretary shall certify the vote and give written notice to the membership within 10 days.

Fourth Amendment: Protecting Members' Rights to Proxy Votes

Article V, Section 5.6

Proxy voting is allowed. Any owner member in good standing may give the right of proxy vote to another owner member in good standing to cast as that owner member may see fit on any and all matters before the Association. There shall be no limit to any amount of proxy votes an owner member may cast by proxy. An owner member shall designate the prescribed period of time for which said owner member designates a proxy vote. An owner member may revoke his proxy at any time for any reason. All proxies shall be registered with the Association Secretary at least 24 hours before the meeting to which they are cast or at least 24 hours prior to the tabulation of any vote to which they are to be used. Any ballot cast by an owner member shall take precedence over any proxy vote or ballot. No vote of the membership at any meeting of the membership will be valid without the members' rights to proxy observed and protected.

Fifth Amendment: Protecting Members in Good Standing

Article I, Section 1.3,8

MEMBER IN GOOD STANDING: A member, whether owner-member or a social member, shall be deemed to be in good standing if said member has timely paid all financial obligations of membership and otherwise compliant with rules, regulations and governing documents of the Association. A member is returned to good standing as soon as verified payment is accepted by the Association. The definition stated here shall be the all-governing standard to which a member's eligibility to seek elected office, use the amenities, or any other applicable issue, shall be governed. This definition supersedes any and all conflicting provisions of these bylaws. A member shall be eligible to run for elected office immediately upon return to good standing status, regardless of past status. Social members shall still not be eligible to seek elected offices of the Association.

Sixth Amendment: Membership Removal of Board Member(s)

Section 7.6a

A Board Member of the Board of Directors of the Association may be removed from his/her office, with or without cause, by a majority vote of the Owner Members in good standing of the Winona Lakes Property Owners Association. In order for a Board Member or Board Members to be removed by a majority vote of the Owner Members in good standing, a petition to remove a Board Member or Board Members must be signed by at least (15%) percent of the Owner Members in good standing and must be submitted to the Board of Directors at a regularly scheduled meeting. Upon receipt of a petition, the Association Secretary shall transmit to the President the petition who shall then deliver to the Association Solicitor the petition along with a list of members in good standing. The Association Solicitor shall verify and qualify all signatures. The Association Solicitor shall present to the Board at the next regular meeting, the petition along with a recommendation to either ratify or reject the petition. Should the petition be recommended for ratification by the Association Solicitor, the Board shall ratify the petition at that meeting.

Upon any proper ratification of any petition, the Board shall within 7 days, send to all Owner Members in good standing a ballot to remove the Director or Directors. The ballot shall be mailed with a return addressed envelope of the Association Auditor for that fiscal year. All ballots must be received within 30 days of the date of mailing and shall remain in the possession of the Association Auditor at all times to be counted and tabulated on the first business day following the 30 day voting period. Should the 30 day period end on a Sunday or a legal holiday, the voting Owner Member will have until the close of the next business day for the ballot to be received.

Should any Director or Directors be removed, within 7 days the Association Auditor shall send a notice to all Owner Members in good standing notifying the membership of the vacancy or vacancies. For a period of 21 days from the vacancy notice mailing date, any Owner Member in good standing may, in person submit an approved application along with an optional biography of 250 words or less for the vacant position at the Association Office during regularly scheduled hours of operation. At the end of the application period, the Community Manager shall mail to all Owner Members in good standing a ballot with the names of the eligible candidates along with their uncensored biographies if submitted by the candidate. The return ballots shall be mailed back in the official addressed envelope to the Association Auditors. All ballots must be received within 30 days of the date of mailing and shall remain in the possession of the Association Auditor at all times to be counted and tabulated on the first business day following the 30 day voting period. Should the 30 day period end on a Sunday or legal holiday, the voting member will have until the close of the next business day for the ballot to be received. Should the Board of Directors be removed in its entirety, the Association Solicitor and the Community Manager shall administer the affairs of the Association and have full financial signature authority until such time as a new Board of Directors can be seated following a mail ballot election with ballots cast by Owner Members in good standing and overseen by the Association Solicitor and Community Manager.

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2010/2011 Annual Dues

- NO INCREASE FROM LAST YEAR!
- Annual Dues are \$724.74
- Payment due October 1, 2010

Payment Options:

- 2 Payments due October 1, 2010 - \$362.37 & February 1, 2011 - \$362.37
- Dues Payment/Installment Plan – Financial Hardship application upon request and must be approved by the Community Manager

Halloween Happenings

Lehman Township

Halloween Trail - October 22 and 23, 5-11pm
In the park rain dates on the following weekend

East Stroudsburg Boro

Trick or Treat - Sunday, October 31, 6-8pm

Smithfield Township

Trick or Treat - Sunday, October 31, 5-8pm

Middle Smithfield Township

Trick or Treat - Sunday, October 31, 5-8pm



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Sunday, October 31, 2010

1pm-3pm

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Winona Lakes Property Owners Association

Candidates for the 2010-2011 Board of Directors Election

Greg Daniels



My name is Gregory Daniels and I am asking for your support in my election effort to the Board of Directors. I am a member of the Winona Lakes Home Owners for Reform. I am a finance professional employed as a Chief Financial Officer and Corporate Secretary for a community bank. I strongly believe I can strongly contribute to the present reorganization and running of our financial operations. I would be able to assist the current Treasurer and Board with the new financial policies now being drafted and implemented. My top priorities will be to see we aggressively collect the back dues we are owed, which I brought to the membership's attention in 2004 as treasurer, properly fund, on a long term basis, our roads and

infrastructure, and develop a business model that can make being a property owner in Winona a good investment once again. I strongly back the changes that the current leadership of the Board is making by outsourcing our financial operations to a professional accounting firm and urge you to support them.

I am personally very offended by the unsigned hate letters and malicious campaign to discredit the majority of the Board who are all community volunteers giving of their time, expertise and knowledge. I believe the individuals involved in this are the same former Board members and followers who nearly financially destroyed and mismanaged the Association in the past. I believe in the spirit of full disclosure and will fight every inch of the way to continue the present policies of transparency as well as exposing past improprieties.

I am opposed to the disruptive antics of the minority Board members and their followers who have cost us a substantial amount in legal expenses and time in defending against their frivolous lawsuits in pursuit of their special interests, which include skiing and Saturday night parties. I STRONGLY BELIEVE IN THE PERMANENT SUSPENSION OF THE SKI SLOPE. I support recreational activities geared more towards our families and our youth. I appreciate your consideration and support.

Thank you,
Gregory Daniels

Tom Fels



My name is Tom Fels and I am running for the WLPOA Board of Directors position. I am married to my wonderful wife, Sandra and blessed with four great children, Samantha, Ann Marie, Pamela and Saun. I am a member of the Winona Lakes Home Owners for Reform. For the last year I have served on the Finance Committee and was part of the 2010/2011 balanced budget. We accomplished this without a dues increase or special assessment to the membership.

As an operations manager, I oversee fifty employees and direct a fleet of ten plus service vehicles. I understand the complexities and realities of making the necessary decisions to stay afloat in these tough economic times. There is no money

tree; we are continually challenged to meet our operating and capital expenses. It's called running a business and that is how we must approach the operation of the Association.

Our highest priorities must be our financial stability and roads. I strongly support the concept of revitalizing our parks and common grounds, these community assets enhance the quality of life and provide enjoyment for our families as well as contribute to our property values. To now see our parks, lakes, tennis and basketball courts being all refurbished without any increased monetary burden to the membership, shows where there is a will there is a way!

I find it very sad to see a small group of people detracting from what should be the common good with distasteful and self centered actions which have now cost us an enormous amount of money in legal fees defending ridiculous lawsuits. I can assure you we could have used those funds for any number of constructive projects instead of lining the pockets of lawyers.

I am asking for your support and consideration of vote.
Thanks, Tom Fels

Bob Fenlon



My name is Bob Fenlon, and I am asking for your support in my reelection to the WLPOA Board of Directors. I am one of the founding members of the Winona Lakes Home Owners for Reform. Three years have passed since you first elected me on my stated commitment to bring an end to the improper special assessments, to balance the budget and to end the mismanagement and corruption. With your votes and the subsequent election of seven like minded Directors, we have turned what was a bad financial situation into a clear path toward a more prosperous future for our investments in Winona Lakes.

My top priorities moving forward will be:

- Our roads and infrastructure.
- Drafting bylaw amendments which empower the membership and enhance our rights.
- Equipping the clubhouse with a generator to serve as a shelter and command center in the event of a serious weather situation or electrical power outage.
- Enriching our quality of life by continuing to upgrade our common grounds and facilities.

The past three years have been demanding and difficult. It is never an easy task to implement change and I have seen a negative side to human behavior that I never believed possible. Why, then, would I want to run again? First, our work is not finished. There is more to be done and better days lie ahead. Secondly, the negatives have been outweighed by very rewarding positives. I have never been so touched and encouraged by anything as I was by those of you who showed and expressed your deep appreciation for our efforts and the promises kept.

We have come a long way, thanks to your support. With your continued support, I'm ready to finish what we started.

Bob Fenlon

Jeff Reichl



I have been a resident of Winona Lakes for the past 5 years. I work as a guidance counselor and varsity assistant boys' basketball coach at the East Stroudsburg Area High School-North.

Three years ago I ran for the Board of Directors to help improve the community, as well as keep the dues to a minimum. With your support I was elected and have served this community for the past three years. My accomplishments include the new and improved bus stop and basketball court, Winona Lakes scholarship to a graduating senior in our community, all without supporting any special assessments to the community.

I ask again for your support to allow me to continue to serve the Winona Lakes community and improve the place we all call home.

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2010-2011 Board Candidates cont.

Judith Wiegand



I am not a member of any group. My husband and I have lived in the Community for over 20 years. I work full-time in hospital administration and I serve on several non-profit boards. I will commit the time to participate on committees and attend Board meetings.

I strongly believe that a director on the Board has a responsibility to represent all of the members. I will work hard to represent the voice of the membership. I also think that the members have the right to be involved in the development of the Operating Budget and the Capital Budget.

I will advocate that any member in good standing can attend committee meetings. At the monthly Board meetings, the Financial Statements should show the variance of any line item where there is more than a 5% increase or decrease and the action steps needed to bring the line item back to the budget numbers.

Four years ago there was a plan with funds received from the assessments and the collections to tar and chip one (1) mile of road each year in addition to repairing/repaving existing roads. With over \$500,000 in the capital fund, which was achieved during my tenure as Treasurer from 2006 to 2008, the Board can resume improving the roads though out the community.

Let's work together to bring back all of the amenities and to have a road system that increases the value of our homes!

2010-2011 Ombudsman Candidates

Jeff LeFevre



My name is Jeff LeFevre and I am seeking election to the Ombudsman's position. I have been a resident of Winona Lakes for seven years. I have good neighbors and I have found that the people who live in this community are hard working, friendly and glad to help when they see someone in need.

I am a self-employed tile contractor. I was a prison ministry volunteer for 15 years and I have served as an elder in my church. All of these experiences have given me an understanding of the many facets of leadership: responsibility, integrity, communication and service. Every day I try to be better at these things than the day before. This is who I

am.

Throughout my professional career, I have worked for and befriended some very wealthy people. In my ministry "career", I have met and befriended some very poor people. I am a better person from having known all of them. In my view, income level means nothing. All people deserve dignity and respect. This is the perspective I bring.

Our Board of Directors has made significant strides to improve the finances and quality of life in Winona Lakes. As a property owner, I truly appreciate their leadership. It inspires me to consider running for Ombudsman, to serve my fellow members and continue the positive momentum.

I am not a politician. I do not have an agenda or an "ax to grind". As your Ombudsman, I welcome the opportunity to do my part to continue building the relationship between the owner members and the Board of Directors. From my experience as a leader, I have observed that many times a conflict between two people is not a "personal thing" as much as a "perspective thing." It is not unusual for both parties in a disagreement to actually desire the same outcome. Thus, I am a firm believer that communication plays a substantial role in resolving grievances. An Ombudsman is a liaison for constructive dialogue between property owners and the Board of Directors. It is a process which gives you, the member/owner, an opportunity to express grievances and work toward a solution. Therefore, you must, and you will, be kept informed throughout the process.

Thanks,
Jeff LeFevre



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Winona Lakes Property Owners Association

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 Vice President Stephanie A. Przebieglec
 Secretary Anthony Valentino
 Treasurer James Ritter

Directors Daniel D'Arco
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BUSHKILL

Winona Lakes Property Owners Association
2010-2011

Committee Application

APPLICANT MUST BE IN GOOD STANDING

Date: _____

Section _____ Lot _____

Name: _____

Address: _____

Home #: _____ Work #: _____

Cell #: _____

Email Address: _____

Previous Committees Served at Winona Lakes in the past 3 years:

Committees you would like to join: (please ✓)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Architectural | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Bylaws | <input type="checkbox"/> Roads |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Ski |
| <input type="checkbox"/> Election | <input type="checkbox"/> Youth Group |
| <input type="checkbox"/> Emergency Response | |
| <input type="checkbox"/> Ethics | |
| <input type="checkbox"/> Finance | |
| <input type="checkbox"/> Maintenance | |
| <input type="checkbox"/> Management | |

Additional Information for Consideration: _____

The President appoints all committee members subject to board approval. All committees are limited to six members, except Recreation and Youth, which are unlimited. Committee appointments will be made at the regular board meeting in November.

LIST TODAY

To better your tomorrow

SERVICE

- ✓ By paying *close attention* to client needs
- ✓ By being a *skilled* negotiator
- ✓ By having a proven track record of *success* for home sales
- ✓ By bringing years of *experience* to every transaction
- ✓ By *working non-stop* to get you to the settlement table
- ✓ By knowing your marketplace and your area to properly *market* your largest investment



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www.bhgrealestate.com



Please Support our Candidates!

- ✓ **Majority Rule**
- ✓ **Our roads and our infrastructure as the highest priority**
- ✓ **Sound financial planning **WITHOUT** special operating assessments**
- ✓ **Continued revision of our bylaws to empower the membership**

VOTE:

- ✓ **Bob Fenlon**
- ✓ **Greg Daniels**
- ✓ **Tom Fels**



Thank you for you continued support!

The Winona Lakes Home Owners for Reform

Paid for by the Winona Lakes Home Owners for Reform

ATTENTION: Winona Lakes Residents...

Does your trash company think it's a utility company?

Trash prices going up faster than the price of gas?

Environmental fees...?

Administrative fees...?

Check your latest invoice!



PANTHER WASTE SYSTEMS is locally owned and operated. We offer solid waste and recycling service for Monroe County.

Residential curb side pickup, commercial cans, rolloffs, containers, house cleanups

**PROMPT
COURTEOUS
SERVICE**
570-344-1895

Prices include recycling every other week

Residential rates for trash - recycling included:

1 can per week	\$25/month	\$75/quarter
2 cans per week	\$29/month	\$87/quarter
3 cans per week	\$32/month	\$96/quarter
4 cans per week	\$34/month	\$102/quarter
5 cans per week	\$36/month	\$108/quarter

To start service call 1.877.499.2783



Chesapeake Crab and Seafood Market & Clam Bar II

*Fresh Fish Daily • Live Lobsters • Maryland Blue Crabs
King Crab Legs • Finest Stone Crab Claws • Snow Crabs*

STEAMED - FRIED - BAKED - FRESH

World Famous Garlic Crabs

Tuesday-Saturday: 10:00am to 8:00pm

Sunday: 11:00am to 4:00pm

720 Milford Road, East Stroudsburg PA

(570) 424-6200

**Free delivery
with \$30 purchase**



World Famous Garlic Crabs	1 doz	\$21.99
Garlicky Mussels		8.99
Lobster Roll	(each)	11.99
Soup of the Day		x.xx
House or Caesar Side Salad		2.99
Seafood Salad	Market Price	
Shrimp Salad	Market Price	
Crabmeat Salad	Market Price	

Wednesdays

ALL YOU CAN EAT CRABS

comes with coleslaw and corn on the cob
\$35.99 per person

Tuesdays

ALL YOU CAN EAT SHRIMP

Come hungry!
\$21.99 per person

Thursday Nights

LOBSTER NIGHT

\$9.99 a pound, steamed with butter
comes with corn on the cob

Chesapeake Steam Pots

- #1 **The Big Easy - A Down South Favorite** \$16.99
One pound of crawfish, six shrimp, sausage, corn, potatoes, all spiced up
- #2 **The Hamptons** \$14.99
One pound of mussels, one pound of clams, six shrimp, corn and potatoes
- #3 **The New Englander** \$39.99
2 whole lobsters, clams, shrimp, sausage, corn, potatoes
- #4 **Chesapeake Classic** \$26.99
One dozen blue crabs, clams, shrimp, corn, potatoes
- #5 **Alaska's Best** \$32.99
King crab legs, snow crabs and dungeness crab
- #6 **Get It Crackin'** \$44.99
One whole lobster; 1/2 doz. blue crabs, 6 shrimp, 6 clams, 1/2 lb. snow crabs, 1/2 lb. king crabs, 4 crawfish, 2 oysters, corn, sausage and potatoes with garlic and Old Bay

Raw Bar

- One Dozen Raw Clams \$7.00
- Half Dozen Raw Clams 4.00
- One Dozen Oysters 9.00
- Half Dozen Oysters 5.00

All You Can Eat Blue Claw Crabs

Every Wednesday - \$35 per person

*** When in Season ***

Steamed Clams with Garlic Butter

\$8 per dozen

Steamed Shrimp by the pound

Get It Crackin'!



Consuming raw or undercooked seafood
May increase your risk of food borne illness.