

The East Side Express

The newsletter of Pocono Farms East Association, Inc.



**DON'T BE A SLOB!
CLEAN UP YOUR YARD!!**

Spring 2015
Volume 2, Issue 1

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2nd Annual SPRING Eggstravaganza!

Saturday, April 4th – 11:00am – 2pm
at the Community Center

FREE

Pancakes
Easter Bunny
Egg Hunt
Candy
Tricky Tray

All are welcome! Fun for ALL!!
For info call 570.895.4517

Spring

It's YARD SALE time again!

PFE Board Meetings

- ◆ Unless noted otherwise the Board meets the 3rd Saturday of each month.

Meetings start at 9:00am – Public input taken at 11:00am.

Memorial Day Weekend

Saturday & Sunday

May 23rd & 24th

9:00am – 5:00pm

Have some fun and maybe make a few dollars along the way.

We do the advertising for you.

Call the office at 570.895.4517 or email poconofarmseast@verizon.net to register.

Deadline to register is May 13th.

Earth Day



2nd ANNUAL

**EARTH DAY CLEANUP –
MEET AT THE MAILBOX
PAVILION BETWEEN 4PM
AND 6PM ON EARTH DAY,
WEDNESDAY APRIL 22nd.
SUPPLIES PROVIDED. LET'S
MAKE PFE SHINE!!**

LOT FOR SALE
LOT 2614 SECTION 6 OF
POCONO FARMS EAST
PLEASE CALL EVENINGS
6:00PM – 8:00PM.
ASK FOR
KARIN OR ARMIN
PHONE 727-474-5773

***Your 2015 dues
are now
delinquent.
Credit bureau
reporting begins
in April. PLEASE
protect your
credit score and
fulfill your
obligation to
your neighbors
and the
Association.***

**We accept donations for
GOODWILL and local
food pantries at the
office anytime! Help
your neighbors who are
less fortunate than you.
Thank you.**

Why did you raise my dues?

At the 2014 Annual Membership Meeting a proposal was put forth by the Board of Directors to raise dues \$20.00 per lot for 2015. This was done by the Board after much careful deliberation and lively discussion. The Directors realized that PFE's "Reserve" account was inadequate and that rectifying this issue required immediate attention. Please note that ANY increase in dues REQUIRES APPROVAL OF THE MEMBERSHIP.

Prior to the Annual Meeting a full

Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our Association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If we were to be fined by the EPA, the Association could face a potential special assessment that

informational packet, along with proxy ballots, was sent to all homeowners.

Sixty-six properties chose to offer their opinion in the form of either a mailed-in proxy or an in-person ballot at the Meeting. The proposal passed 36-30.

As a result, as part of the annual budget for 2015 and likely several years beyond, a dedicated \$25,000 per year will be added to the Reserve Fund to ensure that the Community is adequately protected financially.

would be levied against all members—not just dog owners.

3. The appearance and quality of the roads and common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.

4. The more residents complain about dog waste, the more time the management and the Board of Directors must spend on enforcement rather than serving the association.

5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

Why Do We Need Reserves Anyway?

Equipment and major components of buildings (such as the Community Center and Mail Pavilion roofs) must be replaced from time to time, regardless of whether we plan for the expense or not. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:
 - Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
 - State statutes, regulations, or court decisions.
 - The community's governing documents.

2. Reserve funds provide for major repairs and replacements that we

know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.