

M.L.E.P.O.A., Inc.
Marcel Lake Estates
103 Lake Drive
Dingmans Ferry, PA 18328

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Or

MARCEL LAKE ESTATES 2020 ANNUAL NEWSLETTER



Prepared by:

Frank Carrozza, President

Dick Hanel, V. President

**Nickie Tolerico, Secretary/Social Rec/
Pool**

Nancy Bernard, Treasurer

Gil Clark, Code Enforcement/Security

Patti Coombs, Director, Asst. Social Rec.

Joan Skillin, Environmental

Administration

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Hello Members,

Thank you for taking the time to read over our Annual Newsletter. This newsletter is provided to the community to keep you informed on the operations of Marcel Lake Estates. Our 2020/21 Budget is included for your review.

I've been the President of Marcel Lake Estates since September 2014, in that time, along with the Board, many projects have been completed. We are doing what we can to make Marcel Lake Estates one of the best Communities on the Mountain.

We currently have 7 active Board Members that dedicate their spare time running the day to day operations of Marcel Lake Estates.

Since 2014 this Board has completed the following projects:

- All Roads have been either chip and tarred or paved
- Updated Landscaping at the front entrance
- A new clubhouse was built in 2015 and parking area paved
- A carport has been installed over the mailboxes
- Office Building renovated, new roof, siding, paved and landscaped
- Renovated the beach area at Lake Renee off Bridgette Ct.
- Installed a new playground at Bridgette Ct.
- Worked with PA American Water Company on the Sewer project
- Purchased, 2013 Ford Mason Dump, 2015 Ford Pickup, a mini excavator and a 2013 JCB Backhoe
- Installed an 8 station exercise trail around Lake Renee
- Installed all new road signs
- Installed Radar sign by the clubhouse
- Installed 4 docks on Lake Renee
- In the process of building a new pool house
- Installed picnic areas by the clubhouse and pool
- For better communication we added a marquee and notification system

Lake and Dam Report

Dick Hanel

Vice President

Besides all the new projects and purchases, we still have the day to day job of running the community. This requires a lot of time, it's a second job without the pay. We are aware of the responsibilities we took on when signing up for these positions and we do our best without much help from volunteering residents. So, please be courteous to those that do take an interest in the community.

In the 26 years I've lived in Marcel, I have six years as President and a total of eight years as a Maintenance Director. This may be my last term as President, I will make that determination closer to election time.

We look forward to seeing everyone at our monthly board meetings that take place the 3rd Tuesday of the Month. Meeting dates are always posted on the marquee and website. Our attendance is low, approximately 6-8 people at each meeting, we are hoping our numbers increase. If you are not voicing your opinion, we cannot hear you!

On another note, I just want to point out that our 2019 Annual Meeting was very disappointing, we actually had trouble making a quota of "21". We have 376 homes in Marcel and cannot get 21 people to attend an Annual Meeting. The Board members volunteer their time daily, weekly and yearly, is it too much to ask for residents to attend an annual meeting?

Our Annual Meeting is scheduled for September 12, 2020, your attendance would be greatly appreciated.

We take the time to prepare this for you, please take the time to review it. Remember, it is your responsibility to know the Covenants, By-Laws and Rules and Regulations. It is your responsibility to attend meetings and educate yourself on how the community is being operated. It is our responsibility to hold meetings to disseminate that information, we are doing our part...

Thank you,

Frank Carrozza, President

We still do not have the approval of the DEP for the Dam upgrade. We submitted our plans five years ago and they continually have us make changes. We just had to have the Engineer update the drawings on the Spillway to meet the requirements of the DEP. For the Community to keep its lakes, the new Spillway is mandatory. We are at an estimated cost of \$700,000. The Community will have to take out a loan for such a repair, there will be an unavoidable assessment to all home/landowners, we are just not sure of how much at this time, but it will be discussed prior to placing the assessment.

It's been 13 months since we submitted the Emergency Action Report to the engineer and the DEP. The EAP's must be submitted every 5 years at cost of \$3000. per lake. This is for the safety of the properties downstream if the dam should breach. It also makes sure we are in compliance with the proper procedures in dam maintenance. The DEP has initiated a new procedure for storing this information in their computer throughout the states dam locations. The engineers now have to take a course on how to enter the information into the computer on the dams they inspect. The computer program the DEP wants all engineers to learn is having some errors and is holding up the approvals.

We will continue to spray the lakes for excessive pond weed and lily pads. We did not add any fish to the lake this year because we don't know how many fish are currently in the lake. I found some companies that have a service that will give an estimate of the amount of fish that are in the lake to see if there are too many or not enough for the size of the lake. I will look into the cost of this service.

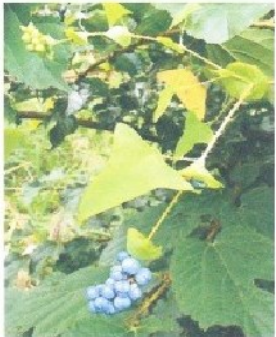
The 3 mile Exercise Trail is completed around the lake except for a few repairs caused by some vandals. This exercise trail was made for the residents of this community to stay fit and enjoy. If you see anyone doing any damage to the stations, please report it to the office.

Thank you,
Dick Hanel, V. President

We are having a problem with a vine on the North West side of the lake and in some scatted areas in the community. This vine grows very fast; it lies on top of shrubs and climbs on trees, poles and fences. Known as Mile a minute vine , it must be sprayed with a chemical called Sightline, then pulled out and burned. Before we try to use chemicals, we are going to try ripping it out and see if that works.

WHAT IS Mile-A MINUTE WEED

What is mile –a – minute weed? The common name gives you a good idea about where the story is heading. It is a SUPER invasive Asian vine that has spread into at least a dozen states from Pennsylvania to Ohio and south to North Carolina. Mile-A- Minute weed grows very fast, that’s a fact. These prickly annual vines can grow up to 6 inches in 24 hours. The vine germinates in early spring then grows amazingly fast, growing on top of and smoothing neighboring plants. Each individual plant can produce thousands of seeds, and these are spread by birds, animals, wind and water. If you find this weed in your garden or backyard, you can pull it out or use a specific chemical to kill it off. The safest way is pulling it out. Using a chemical should be left to professorial landscaper. We are asking you the resident to let the MLE office know ,and if you are interested in having a professional spray your property. We will try and get as many property owners together to have the work done, and maybe get a better price.



The appearance of the vine: it has a red-dish stem that is armed with a downward point hooks or barbs which are also present on the underside of the leaf. The light green leaves are shaped like a equal sided triangle. Flower buds, and later flowers and fruits, emerge within the vine. The flowers are small and white. The edible fruits are attractive, metallic blue containing a single glossy, black or reddish-black seed.

This will be the last report for AOCA. For those of you who do not know about AOCA, it was an organization founded in March of 2007 by John Crerand. There were 21 Community associations members, each community had to pay one time membership fee of \$350.

John was an Army Sergeant in Vietnam, he also belonged to the following state and federal departments, Federal Associate Warden , A State Constable, Security for Malibu Dude Ranch and a member and Volunteer of Hunters Sharing the Harvest, Lions Club, Firefighter and Author. He was President of AOCA up until 2018 when he became sick with Leukemia. John was a wealth of information which kept the communities interested, when they brought their community problems to the Alliance meetings looking for advice from John and other community leaders with the same problems.

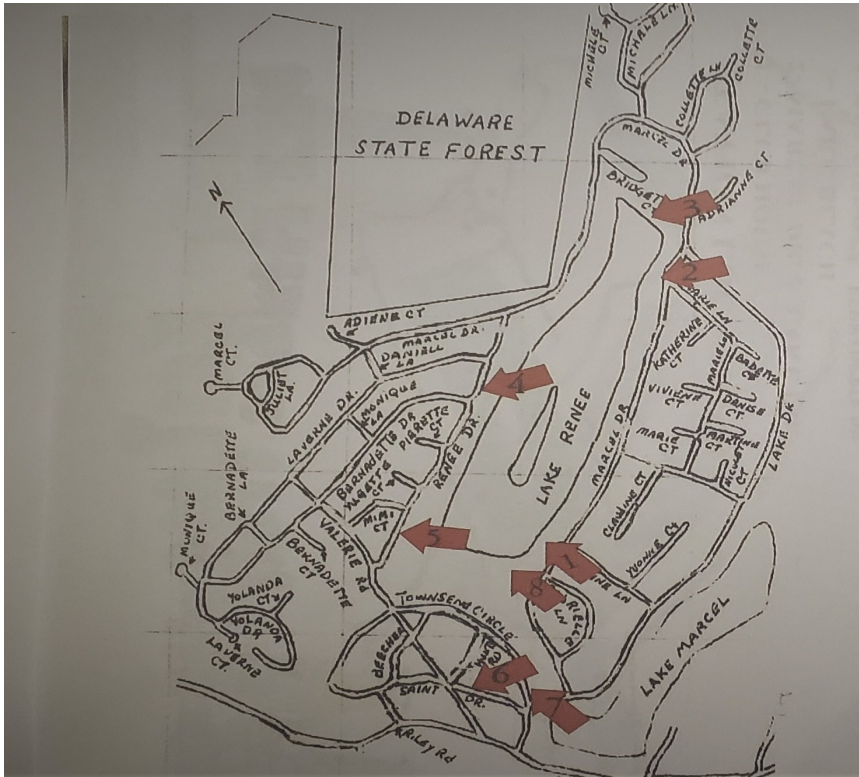
John passed away in October 2018. We continued to run the organization by cutting down the number of meetings to 4 meetings a year with guest speakers, from the Townships Representatives, State Representatives, State Police, Conservation Officials and Local Officials. It became obvious that interest was falling off when only four communities showed up, so it was decided to disband the Alliance in December 2019 The money left over from the membership dues was put to a vote to all members, either divide the remaining money up and distribute to the membership or to donate the money to the cancer Leukemia Lymphoma research department in Hackensack University Medical Center were John went for medical treatment. It was decided that the money be donated. Mary Hanel, who was the Treasurer for the Alliance and I went to Hackensack Medical Leukemia Research Department to deliver the check for \$2,049.00 in John’s name. He will surely be missed, I will miss the enormous amount of information and the camaraderie with other community leaders in the Alliance.

Dick Hanel
AOCA Board Member

NEWLY INSTALLED 8-STATION EXERCISE TRAIL

Station Locations:

- | | |
|--------------------------|-------------------------------|
| 1—Clubhouse | 5—Renee Dr. & Bernadette Dr. |
| 2—Marcel Dr. & Lake Dr. | 6—Townsend Circle & Hunts Rd. |
| 3—Park Beach Area | 7—Left of Mailboxes |
| 4—Renee Dr. & Valerie Rd | 8—Pool House |



Security 2020 By Code Enforcement

At this time, we do not have security patrol, the office is equipped with multiple surveillance camera's that are viewed daily. We have tried many avenues for security that haven't been successful. However, we are putting funds into upgrading camera's and installing new radar signs. If other surveillance options become available, it will be reviewed by the board.

We have collected approximately \$8,000 in fines this fiscal year due to new camera installs and monitoring. We have also collected fine fees due to resident's short term renting their home. Please be aware that short term renting is prohibited in Marcel Lake Estates and results in a \$200 per day fine. When renting, please follow the proper procedure, if you are unsure, contact the office.

Some of the fines that were issued are a results of Incident Reports that were properly filed in the office by individual residents and investigated by Security Personnel. Proper Incident Reports are taking seriously, so please do not hesitate to report an issue with the office. We will not acknowledge or accept any Facebook posts; we are not a participant of "I live in Marcel Lake" nor will we monitor that site. All complaints should be properly placed by filling out the Incident Report form, which is on our website and available in the office.

Stop/Speed Signs

Please obey all stop and speed limit signs. The Office receives a lot of calls regarding vehicles failing to stop at the posed signs on Marcel Dr. Fines will be issued.

Bus Stop

We still have multiple vehicles moving while the bus is loading/unloading children, this is not permitted. Vehicles are not to move until the bus departs. **Please leave the right side of the parking lot open for the smaller bus, they will need that area to load and unload.** The back gate will no longer be opened for the safety of loading/unloading the smaller bus.



Garbage

We continually have non-household items being thrown out in our compactors, this is causing issues with tripping the breaker due to the motor being over-worked. If you have bulk items that need to be disposed of, we have a bulk dumpster, please call the office for our rates, this is not included in your dues.

We would appreciate if you find the compactors full or not working, not to leave your garbage outside of the compactor. The compactor will be repaired/emptied as soon as possible, please take your garbage home until the compactor is in working order. Once correction is made, we will notify the community when its back in operation.

Please breakdown all your boxes, this is a continuing issue, it causes the motor to be overworked. It also gives the appearance that the compactor is full and other residents cannot dispose of their recycled items. There are multiple signs located at the compactor to avoid compactor issues and fines for misuse. Not breaking down your boxes will result in receiving a fine for misuse and possible loss of compactor privileges.

Garbage is for household items only, recycle is single stream only. NO STYROFOAM (See below)



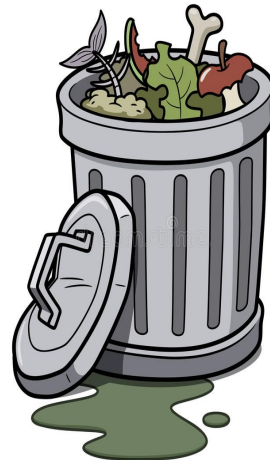
PLEASE DO NOT LITTER! Garbage being thrown from vehicles all around Marcel is a growing issue.

Bulk items do not belong in the household trash compactor.

Please call the office for a price to dispose of your bulk items or check out Delaware Township for Bulk Days.

Again, if you have a security issue or concerns please contact the office. If its an emergency, please contact the local police.

Thank you,
Gil Clark



Dumpster Day will be scheduled sometime in May. As soon as we have a confirmed date, it will be announced at our April meeting, posted on the marquee/website and flyers hung. Please see the below conditions:

DUMPSTERS WILL BE AVAILABLE TO MEMBERS IN GOOD STANDING

LIMIT 1 CAR/TRUCK LOAD PER HOUSEHOLD OR 1 TRAILER LOAD

NO ELECTRONICS

NO PROPANE TANKS/ALL GAS AND OIL IS TO BE DRAINED

NO PAINT CANS

NO FREON APPLIANCES - REFRIDGERATOR/AIRCONDITIONERS/ DEHUMIDIFIERS

TIRES ARE \$4.00 PER TIRE

(Tires must be removed from all items they are attached to)

If you are currently on a payment plan, your second payment must be made to be considered in good standing.

Office sign up is mandatory in order to regulate how many dumpsters are need. If you did not register, you will be turned away. If there is room at the end of the day, you will receive a call back.

NO EXCEPTIONS

Additional Dumpster Day Service: Salvation Army Donation Bin

The Salvation Army will have a Donation Bin available on Dumpster Day. They will be stationed by the mailboxes to accept items. Prior to Dumpster Day a listing of accepted items will be posted.



Arrangements have been made for an Officer to attend our March 24th, 7pm meeting to go over the DO'S AND DON'TS of setting up a Neighborhood Crime Watch. We are hoping for a good turnout, this is another avenue we will try. Crime Watch volunteers are needed. If you intend to sign up for Crime Watch duty, you must attend this meeting. If you are interested in attending, please contact the office.

Snowmobiles, ATV's and Dirt Bikes are not permitted on Marcel Lake roads. Underage driving is against the Law!



Firearm discharge is strictly prohibited in Marcel Lakes Association.



If you hear gunfire, please remember we are surrounded by 1,868 Acres of State Land.

If you see firearm activity within Marcel, please contact the Office or call the local Authorities .

NO GAS BOATS PERMITTED ON LAKE MARCEL AND LAKE RENEE.

Trolling electric motor only.



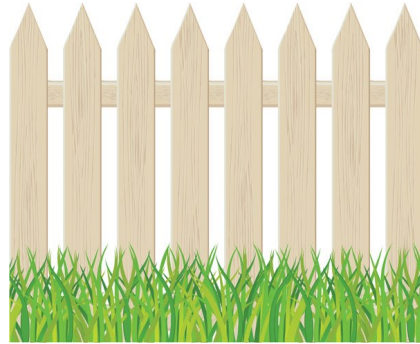
Future Projects

- Renovating park next to pool area
- Pave the pool house parking lot
- Patio sets for the new deck at the pool
- Pool Resurfacing
- Landscaping pool area
- Rebuilding the foot bridge between Marcel and Bridgette
- Installing dock at Marcel Lake
- Renovating the tennis courts near Bridgette park and installing new fencing
- Maintenance parking area to be paved
- New carport to be installed at maintenance dept. to protect maintenance equipment
- New Office computer system TOPS to be installed
- Tar and Chip 1.7 miles of road
- Installing new Clubhouse and Pool directional signs

FENCE INSTALLS

Association Approval Required

Please submit your survey,
plot plan and type of fencing



Fences, walls, shrubs and trees should be attractive as well as serviceable and be in keeping with the natural beauty of the community. They shall not interfere with the sight distance on any road or intersection. Since fences, walls, shrubs and trees, may only be installed on your property, it is important to know exactly where the property lines are. Existing pins from a previous survey may be used; however, if there are not existing pins in place, the owner will be required to have their property corners marked by a licensed surveyor. Fencing of any kind may only be used for the backyard. **No fencing will be allowed in the front of the property. See Rules and Regulations for additional information.**

Any fencing over 6ft requires a permit from the Township and Marcel

Moratorium Update

Pennsylvania American Water/Pioneer has completed Phase I, replacement of all water lines and sewer lines. Phase II, upgrading the Sewer Plant has started and currently on schedule to be completed in September. Once Phase II is complete, PA American Water will test for water flow, when this is completed, their findings will be submitted to the DEP and Delaware Township for consideration of lifting the Moratorium. When we receive building clearance from the DEP and Township, we will notify landowners. Thank you for your patience, this has been a black cloud over our Community for a very long time.

Environmental Newsletter 2020

Autos

Please remove your abandoned/unwanted vehicles from your properties, they are not permitted under the Declaration of Restrictive Covenants imposed upon Marcel Lake Estates. If you don't, a notice will be sent to you by our Office staff. First time is a warning letter, second notice will be a fine and loss of Association Member in good standing status if the fine is not paid: read your By-Law definitions. Reminder: All vehicles shall be registered and insured. For vehicles that are being repair/restore for use, a 6-12 month temporary repair/restore permit may be requested at the office. Additional time would have to get approved by the Environmental Director. Antique and Classic vehicles will be handled on a case to case basis, they still need to be properly registered and insured. Remember to list all your vehicles on the Annual Deeded Owners and Renters Data Sheet, copies are available in the office.

Aesthetics

Remember to keep your property maintained at all times, building structures included. Tires are always a nuisance; they are for junkyards and should be placed in an enclosure to prevent collection of water/mosquito breeding habitats.

Please contact the office staff regarding disposal. Bulk items: hot water heaters, couches, mattresses, appliances contact our staff and/or Delaware Township Municipal office (570 828-2347) regarding bulk item disposal days.

Tall Grass: keep trimmed April – November. Garbage, rubbish and junk left around your property are not allowed at any time, warning notices and fines will be issued.





Tree Trimming and logs from recently cut trees shall be removed or stacked neatly and preferably away from your neighbor's property. Remember to fill out a permit about a week in advance for tree removals. For more information, contact the office at 570-828-8244.

Respectfully submitted by
Joan Skillin, Environmental Director

Pool House Construction Update

We are happy to say the POOL HOUSE IS ALMOST COMPLETE!

Our apologies for the inconvenience of not having this amenity last season but it was unavoidable. We hired a contractor to update the pool house, come to find out the foundation was collapsing, and the job went from repair to a total reconstruction. Without this rebuild we would have had to close the pool indefinitely. The construction is taking a lot longer than we have anticipated but there were issues with permits, weather and the contractor taking his time. We are anticipating a Memorial Day opening should all go well with obtaining the Certificate of Occupancy.

In the Spring, before opening, we will be resurfacing the pool, this should be done periodically to keep the pool in the best working condition. Estimated cost for the resurface is \$92,000.00, that includes pool fill up with clean water. A new pump was installed in the pump house; cost \$9,017.00.

The pool house is coming out beautiful! We will be having a Grand Opening, the date will be posted.

If you or anyone you know is interested in a summer position, we will be looking to hire Lifeguards for the 2020 Season.

Requirements

Lifeguard/First Aid and CPR certificate required, under 18 working papers required.

Background clearances required, PA Criminal, PA Child Abuse and FBI Fingerprinting.

Contact MLEPOA, Inc. @ [570-828-8244](tel:570-828-8244) or fax resume to [570-828-9370](tel:570-828-9370).



Social Rec. & Pool 2020

By Nickie Tolerico

This year we had our Annual Halloween Party and Breakfast with Santa. We had a lot of children and parents attend, great turn-outs. Thank you to all the residents that made the Holidays special in Marcel.

We would like to plan more events for the summer, but we need help. Currently, we only have 4 committee members, so preparing for social events are stressful. Please remember we are all volunteers within this community, we have jobs, homes and family responsibilities as well, so with very limited help, you can only get what we can give. We love holding events, they do bring people together but need more involvement from the community. Contact the office to be put on the Committee Volunteer List. Thank you! A few things to keep your eyes open for in the next few months:

- April – Egg Hunt - Community Clean-up day
- May - Dumpster Day/Salvation Army Donations
- June - Fishing Derby

Details about events will be posted on the website, marquee and in the mailbox at the front entrance as the dates approach.

Congratulations to Nickie Tolerico, Jessica Arnott, Frank Carrozza and the Rand family for their Chili Cookoff Placement.

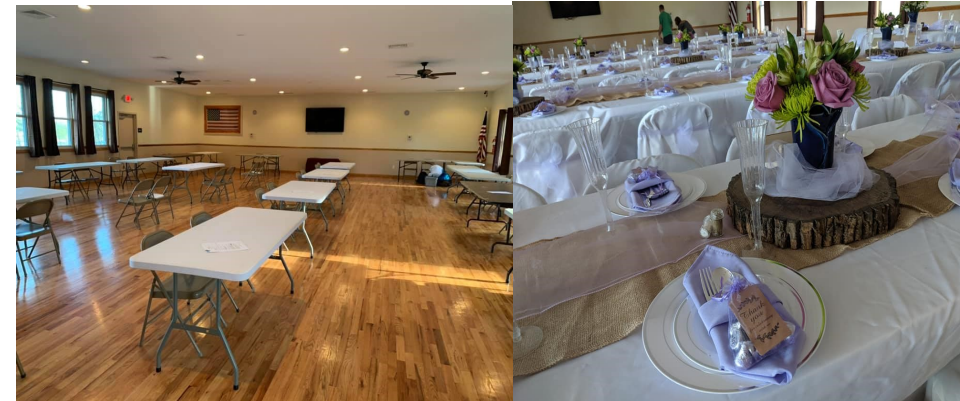


Breakfast with Santa 2019



New Playground

We have recently installed a new playground at 115 Bridgette Court. The Playground should be available for use in the Spring of 2020. We need to obtain the Township approval of installation before it can be used. **Please do not use this area until we have the proper Certificate of Occupancy from the Township, it will be caution taped off until then.**



Plans for Bridgette Court are to restore the existing tennis courts, install a new fence and add benches to the park area.

We are also looking into installing a new playground by the pool/pool house. Permits will be applied for in the Spring and contractors will be contacted for quotes.

Our newly renovated beach is also located at the end of Bridgette Ct., Lake Renee. We must apply for a Bathing Permit which would require a Registered Lifeguard to be stationed in that location.



The clubhouse is beautifully designed to host Social Events and Private Parties.

Equipped with: 5 burner stove, 2 ovens, microwave, 2 coffee urns, sterno racks, 10-6ft tables, 3 round tables, 2-8ft wood tables, over 100 chairs, granite countertops. This 1200sq. ft room is the perfect setting for all your social/party events.

The Clubhouse is booking up fast!

If you are interested in renting the clubhouse for your next Event, please contact the Office for availability.

Clubhouse Rental Fee: \$250

Deposit Fee: \$250 (unless there is a rental issue, this will be returned upon inspection after vacancy)

(separate checks)

We would like to thank the members that submitted these pictures and allowed us to post their beautiful clubhouse events.



Administration Reminders

Hello from the Office of Marcel Lake Estates.

Annual Dues

Your annual HOA fee is due May 1st of each year. Invoicing is mailed out the end of March, beginning of April. If you wish to apply for a 12 month payment plan, please do so by April 15th. Twelve (12) month plan runs from April 15th through March 15th. We also offer a 9, 6 and 3 month plan. All payment plan requests should be submitted by April 15th with your first payment. For a payment amount, please contact the office. **No payment plans will be accepted after July unless authorized by a Director.**

You are required to make your monthly payment by the 15th. Should you fail to make your obligation by the 15th of the month you will accrue a 1.25% finance fee on the **overall** balance. If you are in arrears, your amenities will be suspended until payment is made. This will include the use of the compactors. You will not receive a notice regarding this suspension; this is in your signed agreement that payments are to be made by the 15th of each month or amenities are suspended. If you are frequently late on your payment plan, your eligibility for future payment plans will have to be approved.

If you require further information, please contact the office.

Badges

When you have met your financial obligations to MLEPOA, or have made payment arrangements with the office, please bring in your badges(3) to the office to have them updated with the proper fiscal year stamp. Also, bring with you the 2020/2021 Member Data Sheet filled out completely with all requested information. ALL INFORMATION MUST be completed before you can receive your badge updates. We will not accept "Same as last year", because it usually, IS NOT, the same as last year.

Pets

Please abide by the Leash Law! Be respectful to your neighbors and keep your pet(s) on your property. When walking your pet, make sure you are cleaning up after them as well. Please take your pets in on cold nights! If your pet is left outside in extreme temperatures; we will notify Authorities. This is a law and we will be very diligent on enforcing it. Per your Covenants: No animals or birds of any kind shall be raised, bred, or kept on any lot except that not more than two dogs and two cats may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

M.L.E.P.O.A., INC.
103 Lake Drive ♦ Dingmans Ferry, PA 18328
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Visitors/Contractors

Please make sure your guests have your directory number for the call box. If you do not know your directory number, please call the office. If they do not have the code, they can scroll to your name. Unless the homeowner calls the office to authorize gate access, **WE WILL NOT GRANT ACCESS**. This has been procedure for many years and still we must turn people away from the gates. This is a private community; we cannot allow anyone in without authorization.

Selling Your Home

If you are selling your home, you will need to provide the new homeowner with a resale packet. If you live in an HOA, you are required to provide the new homeowners with the Covenants, By-Laws and Rules and Regulations. The resale provides the governing documents and that the new owners are fully aware of these rules and have chosen to abide by them when going for closing. If they do not have a resale packet, they will not be registered into the community. Keep in mind when setting up your closing date; the resale packet has a 10 business day turnaround time and the new owner should get at least 10 days to review the resale packet.

Tenants

If you intend on renting your home, please make sure your tenants are registered with the community. Please see your By-Laws on proper rental procedure. Reminder that all homeowners are initially responsible for any violations their tenants acquire. If you are in rental violation, you will be fined, no exceptions. It's your responsibility to know what the community Rules and Regulations regarding rentals. NO multiple rental properties per owner.

Short Term Rentals

Short Term Rentals are prohibited in Marcel Lake Estates. A one year lease is required on all rental properties. Penalty for short term leasing is \$200.00 per day. No daily, weekly, bi-weekly or month to month rentals allowed

NO EXCEPTIONS.

Utility Companies

Be aware that Pennsylvania American Water Company is a private utility company as is Met-Ed. If you are having trouble with your water/sewer, please call the water company at 800-565-7292. If you are having trouble with your electric, please call the Met-Ed 800 number. These utility companies are private entities and the office is not authorized to speak on behalf of a resident.

February 2020

To: All Members of Marcel Lake Estates Property Owners Association

NO DUES INCREASE THIS YEAR

We are pleased to inform you that there will be **NO DUES INCREASE** this year. However, we are still working with the state on the dam repairs that need to be done, and still have no idea what the cost will be. An assessment will be inevitable for this project.

Please review the Proposed 2020/21 Fiscal Year Budget located on the following pages. Any questions, please contact the office ten (10) days prior to the March meeting with your concerns so they can be addressed at the meeting.

Final Board acceptance of the budget will be motioned at the March 24, 2020 meeting. We urge you to attend this meeting, so you are fully aware of our community finances.

You are given the opportunity to discuss financial concerns at the March meeting. We encourage members to attend, be involved, learn where the dues are applied and what it takes to conduct business in Marcel Lake Estates.

We are always looking for Finance Committee Members; you can sign up at the office anytime.

Sincerely,
M.L.E.P.O.A. Board of Directors

Proposed 2020/21 Proposed Budget Income

2020-21 BUDGET PROJECTIONS - PROPOSED	
FOR OPERATING REVENUE & EXPENSES	
INCOME	Anticipated
2019-20 Rollover	\$ 10,000.00
Admin Fee-Bldg. Permits	\$ 300.00
Bad Checks received	\$ 100.00
Bank Interest	\$ 1,100.00
Bulk	\$ 1,500.00
Clubhouse Rental Fees	\$ 2,000.00
Current Dues 2020-21	\$ 505,000.00
Fines	\$ 2,000.00
Past Dues	\$ 14,000.00
Proximity Cards	\$ 4,500.00
Rental Fees 2020	\$ 11,000.00
Resale Certificates	\$ 3,000.00
TOTAL INCOME	\$ 554,500.00

2020/21 Proposed Expenses

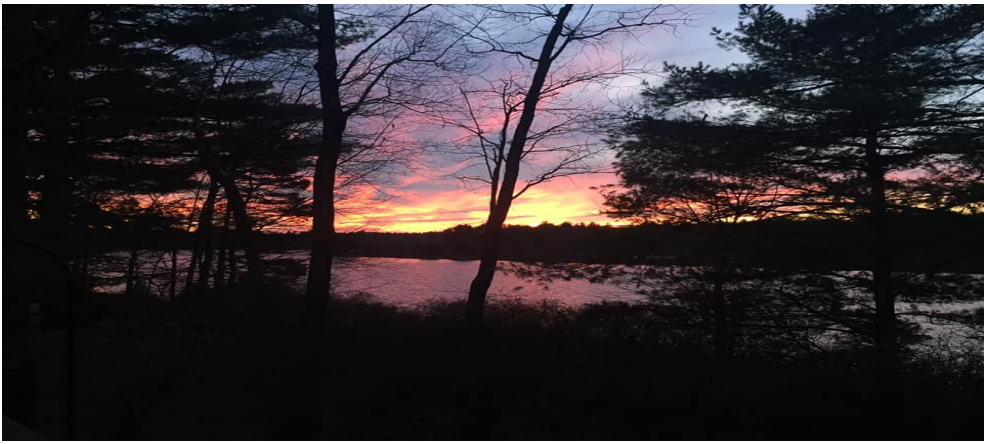
EXPENSES	ESTIMATED
Accounting Fees	\$ 5,700.00
Attorney Fees	\$ 5,000.00
Bad Checks Received	\$ 50.00
Beautification	\$ 1,000.00
Cable/Internet Comm. Line	\$ 6,500.00
Clubhouse Maintenance	\$ 1,500.00
Communications	\$ 500.00
Contingency Fund (Unanticipated)	\$ 5,000.00
Dam Maint. & Inspections	\$ 8,050.00
Debt Service - Mortgage	\$ 70,496.00
Electric	\$ 14,000.00
Filing Fees	\$ 1,300.00
Ford 2015 F250 pick up	\$ 3,000.00
Fuel Oil & Gas	\$ 13,000.00
Leased Office Equipment	\$ 4,300.00
Licenses	\$ 700.00
Maintenance Supplies	\$ 5,000.00
Member Tags	\$ 200.00
Office Supplies/Computer Programs	\$ 14,500.00
Outside Coll. Commissions	\$ 1,000.00
Payroll-Bank Fees	\$ 400.00
Payroll-Co.Pd.Payroll Tax	\$ 20,000.00
Payroll-Workers Comp. Ins.	\$ 7,000.00
Payroll-Pool Attendants	\$ 6,750.00
Payroll-Maintenance	\$ 97,323.00
Payroll-Office	\$ 78,200.00
Payroll-Security	\$ 20,000.00
Pool Maintenance	\$ 13,000.00
Pool Supplies	\$ 12,000.00
Postage	\$ 2,500.00
Property & Cas.-Liability Ins.	\$ 28,600.00
Road Maintenance	\$ 10,000.00
Rubbish & Recycling	\$ 40,000.00
Security Equipment Upgrades	\$ 4,000.00
Security Supplies	\$ 1,000.00
Signs	\$ 1,406.00
Social Recreation	\$ 2,300.00
Vehicle/Equipment Maint.	\$ 7,000.00
Water & Sewer	\$ 1,500.00
Winter Material	\$ 13,000.00
Yr. 5% Transfer	\$ 27,725.00
Total Expenses	\$ 554,500.00

2020/21 Proposed Fees

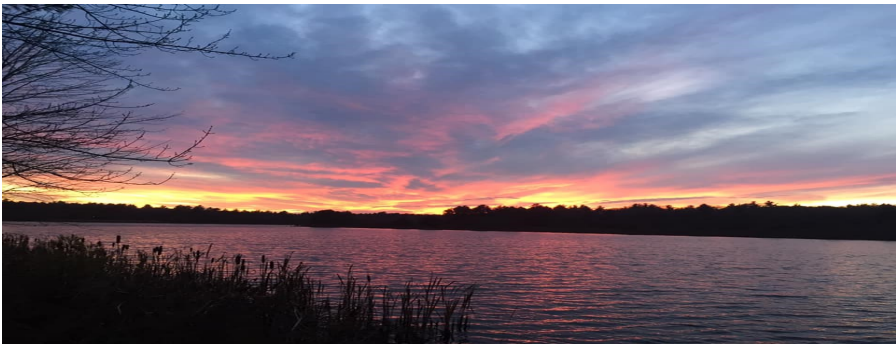
2020-21 FEES TO BE	
ASSESSED MAY 1, 2020	
Dues - Improved	\$ 976.00
Dues - Vacant	\$ 822.62
Dues - Adjoined	\$ 279.65
Dues - 1/2 Adjoined	\$ 139.82
Rental - House	\$ 500.00
Clubhouse Rental - Residents	\$ 250.00
Clubhouse Rental - Business	\$ 300.00
Clubhouse Security Deposit	\$ 250.00
Capital Improvement Fee-Improved	\$ 885.59
Capital Improvement Fee-Lot	\$ 407.24
Capital Improvement Fee-Adjoined	\$ 135.75
Re-Sale Certificates-Improved	\$ 250.00
Re-Sale Certificates-Vacant	\$ 250.00
Re-sale Certificates-Adjoined	\$ 83.33
Building Permits - Admin Fee	\$ 75.00
Zoning Permits - Admin Fee	\$ 35.00
Gate Card - In Good Standing	\$ 10.00
Gate Card - In Arrears	\$ 20.00
Gate Card - Contractors	\$ 40.00

2020/21 Proposed Capital Income/Expenses

Capital Improvement Fees-2020-21	\$ 10,000.00
17/18 5%	\$ 30,151.45
17/18 Surplus	\$ 15,209.42
17/18 Surplus	\$ 57,920.75
18/19 5 %	\$ 29,622.39
18/19 Surplus	\$ 45,207.60
18/19 Surplus	\$ 45,303.94
19/20 Anticipated 5%	\$ 27,806.45
Capital Reserves	\$ 30,200.00
	\$ 291,422.00
Expenses	
Road Improvement	\$ 58,214.00
Backhoe - (new) 1/2 Anticipated (was 28,060.00)	\$ 42,869.00
Dam Engineering Fee (Add \$2000.00)	\$ 2,039.00
Playground by Bridgette	\$ 10,200.00
Playground by Pool	\$ 30,000.00
Pool Resurfacing - Adding water refill	\$ 92,100.00
Mailboxes-Funds Redirected - Will Revisit	\$ -
Salt Shed -Funds Redirected - Will Revisit	\$ -
Paving for handicap parking at Pool house	\$ 9,000.00
Shed for Maintenance Vehicles	\$ 11,000.00
Fence for Bridgette Tennis Courts	\$ 16,000.00
Pool House Construction	\$ 20,000.00
	\$ 291,422.00



OUR BEAUTIFUL LAKE!



BRING ON SUMMER!!!!

