

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

PRE SORTED
STANDARD
US POSTAGE PAID
DINGMANS FERRY, PA 18328
PERMIT NO. 16

Current Resident

Or

Marcel Lake Estates

2021 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

Joan Skillin, Environmental

Tom Schwenzer, Building/Co-Dam Director

Bonnie Spearman, Director

Administration

2021/22 Proposed Capital Income/Expenses

Projected Income -	
Capital Improvement Fees-2021-22 (CD)	\$ 10,000.00
17/18 5%Transfer	\$ 30,222.94
17/18 Surplus	\$ 15,245.49
17/18 Surplus	\$ 58,050.15
19/20 5% Transfer	\$ 30,609.07
19/20 Surplus	\$ 45,159.07
19/20 Surplus	\$ 45,185.49
19/20 Surplus	\$ 39,070.40
20/21 anticipated 5%	\$ 27,475.00
Reserves	\$ 26,182.39
	\$ 327,200.00
Expenses	
Road Improvement	\$ 116,000.00
Dam Engineering Fee	\$ 2,000.00
Playground by Pool	\$ 30,000.00
Pool Resurfacing - And water refill	\$ 101,200.00
Shed for Maintenance Vehicles	\$ 11,000.00
Fence for Bridgette Tennis Courts	\$ 17,000.00
Mower	\$ 13,000.00
Bump Track Install	\$ 10,000.00
Garbage HUB	\$ 27,000.00
Total	\$ 327,200.00

2021/22 Proposed Fees

2021-22 FEES TO BE	
ASSESSED MAY 1, 2021	
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	\$ 150.00
Zoning Permits - Admin Fee	\$ 35.00
Gate Card - In Good Standing	\$ 10.00
Gate Card - In Arrears	\$ 20.00
Gate Card - Contractors	\$ 40.00
Credit Card Fee	3%

Inside this Issue:

President's Letter

Community Information on:

Lake and Dam

Code Enforcement/Security

Environmental/Aesthetics

Bulk Disposal

General info on Lake & Community

Building, Permits & Moratorium

Clubhouse/Social Rec.

Halloween Pictures

Administration Reminders

2021/22 Proposed Budget

Dear Members of Marcel Lakes,

I, along with the Board of Directors have put together this Newsletter to keep you informed on the yearly operations of Marcel Lake Estates. It would be beneficial to review the following information, especially if you do not attend the monthly meetings.

When I decided to run for President of Marcel, my main goal was to improve all our common areas. My goal was to address the roads, buildings, and the recreation parks. As of now, we have completed most of those goals. I believe we have the community moving in the right direction and will continue to make improvements as funds allow each year.

This year we were able to complete:

- Pool House
- Landscaped pool house
- Purchase 6 picnic tables for new patio
- Pave the pool house and mailbox area
- Installed a park at Bridgette Ct.
- Bridgette Ct. (old tennis court) has been repaved –
(Will become the new spot for basketball hoops)
- Installed a camera system and shed at Bridgette Ct.
- Multiple roads re-tarred and chipped
- Maintenance lot paved

2021 Fiscal Year's Capital Budget will allow us to repair/upgrade a few remaining projects. Once those projects are completed, the next incoming board will just have to maintain our common areas. With that being said, this will be my last term on the Board. Nancy Bernard, Treasurer, Dick Hanel, V. President, and I, President will not be running once our terms are completed. Nancy has served 6 years; Dick has served 15+ years and I have been a maintenance director for 4 years and President for 6 years. I would like to encourage members of the community to join the board to keep what we have going in a positive direction.

We are happy to say we had two new volunteers this election, it's great to have new voices on the board and the extra help. If we do not get new volunteers, we cannot thrive as a community. If you're unsure whether you have time, you can volunteer on a committee to start, all help is appreciated. If you would like to be on the Board, please contact the office for the application and procedure.

2021/22 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	\$ 7,200.00
Clubhouse Maintenance	\$ 1,500.00
Communications	\$ 500.00
Contingency Fund (Unanticipated)	\$ 4,500.00
Dam Maint. & Inspections	\$ 13,375.00
Debt Service - Mortgage	\$ 70,496.00
Electric	\$ 14,000.00
Filing Fees	\$ 600.00
Fuel Oil & Gas	\$ 13,000.00
Leased Office Equipment	\$ 5,000.00
Maintenance Supplies	\$ 5,000.00
Member Tags	\$ 200.00
Office Supplies	\$ 6,000.00
Outside Coll. Commissions	\$ 500.00
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	\$ 101,000.00
Payroll-Office	\$ 78,200.00
Payroll-Security	\$ 10,000.00
Playground Maintenance	\$ 1,000.00
Pool Maintenance	\$ 16,000.00
Pool Supplies	\$ 5,454.00
Postage	\$ 2,500.00
Property & Cas.-Liability Ins.	\$ 28,600.00
Road Maintenance	\$ 7,500.00
Rubbish & Recycling	\$ 55,000.00
Security Equipment Upgrades	\$ 3,500.00
Security Supplies	\$ 1,000.00
Signs	\$ 1,000.00
Social Recreation	\$ 2,000.00
Vehicle/Equipment Maint.	\$ 7,000.00
Water & Sewer	\$ 1,500.00
Winter Material	\$ 13,000.00
Yr. 5% Transfer	\$ 27,475.00
Total Expenses	\$ 549,500.00

Proposed 2021/22 Proposed Budget Income

2021-22 BUDGET PROJECTIONS - PROPOSED	
FOR OPERATING REVENUE & EXPENSES	
INCOME	Anticipated
2020-2021 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 2021-22	\$ 505,000.00
Fines	\$ 2,000.00
Past Dues	\$ 10,000.00
Proximity Cards	\$ 3,500.00
Rental Fees 2021	\$ 11,000.00
Resale Certificates	\$ 3,000.00
TOTAL INCOME	\$ 549,500.00

At this time, I would like to thank the residents in the community for coming out and supporting the communities recreational functions during this difficult year. A special thanks goes to all the people who made donations and were involved in making sure all the community events went off without a hitch. Even though we had to cancel several functions due to COVID-19, events that were held really helped boost spirits and we received great feedback. Thanks again to all that participated, it is appreciated.

After all the hard work that the Board members, maintenance/office personnel, and volunteers have put into making MLE a beautiful community to live in, it amazes me that we still have residents and their guests who throw trash out the windows of their vehicles. If you have trash that needs to be thrown out, you should wait until you get home.

I've noticed that vandalism to our common areas are on the rise. As we focus our energy on renovations to existing amenities and adding amenities, people are destroying our property before the projects are even completed. Keep in mind if you get caught destroying MLE property we will prosecute to the full extent of the law. To keep MLE a beautiful place to live in, it takes the cooperation of all the residents and their guests. Everyone who lives in the community should have respect for where they live!!!

Unfortunately, I have to once again ask that members attend OUR Annual Meetings the Saturday after Labor Day. Again, this year we had to call attendees to make a quota of 21, that is an incredibly sad fact! This will be the 4th Annual Meeting that we couldn't get more than 21 people to attend. The Directors take their time out all year long, we expect members to at least attend the Annual Meeting.

Monthly meetings are held the 3rd Tuesday of the month at 7pm, please make time to attend. Our next Annual Meeting is September 11, 2021, looking forward to getting more residents to attend.

Thank you,

Frank Carrozza, President

Lake and Dam Report
Dick Hanel
Vice President

We are starting a new year and a new season. We all are hoping for a better future and to be able to get back to normal or the new normal.

Last year OLD MARCEL did not ask us to contribute to the trout fund to stock Marcel Lake or even let us know if they did. Their ex president and vice president contacted me in June asking if I would work with them when they get reelected to the board. They said they would call me when the election was over in July; I have not heard from them as of now. I will try to contact someone from OLD MARCEL to see if they want to continue the joint lake and dam committee. As for stocking fish in Lake Renee, I was told the bass population seems to be growing and the pickerel are getting bigger. NOTE: If you catch a pickerel 18 inches or larger, kill the fish and throw it on the island or take it home with you, in fact you can take home at least 5 pickerel a day. That will surely help the bass and blue gills.

We still have some work to do around and in the lakes. Both lakes will have to be sprayed for lily pads, pond weed and bladderwort. We have to repair some of the boat racks, add additional boat racks, build a new bridge, add a table and bench in the beach area, add more sand and replace the deck and benches on Lake Renee. It will be a busy season. We can use some volunteers to help with these projects, please call the office if you are interested in volunteering.

The DEP and their programs are so far behind that I have no idea when we will get approval to start the new spillway. The computer program they have for Emergency Action Plans (EAP's) for private engineers or association volunteers is still having some problems. I have been waiting for our EAP'S to be approved for the last 3 years. They will become due in the next 2 years again.

The moratorium for bass is still in effect, some of the fishing people are asking to make it permanent. If you have any comment or opinions you wish to add, please call the office, and let them know or call me at (570-269-7769).

Boats: **No boat of any kind** is to be placed or left at any boat rack without a **MLE** sticker. If there is no rack available **DO NOT** chain your boat to a tree or boat rack, it will be removed. Call the office and let them know you would like to store your boat at one of the racks for a season. When a rack becomes available we will let you know.

M.L.E.P.O.A., INC.
103 Lake Drive ♦ Dingmans Ferry, PA 18328
Phone 570-828-8244 ♦ Fax 570-828-9370
E-Mail: info@marcellakeestates.org

February 2021

To: All Members of Marcel Lake Estates Property Owners Association

As we continue to strive to make the community a beautiful place to live, we also strive to keep cost down, especially during this difficult time due to COVID-19. We have not had to increase the dues in five years and we are pleased to inform you that there will be **NO DUES INCREASE** this year. With the cost of everything on the rise, the finance committee has worked diligently to keep our cost down while continuing to keep the community running in an efficient manner.

Please review the Proposed 2021/22 Fiscal Year Budget located on the following pages. **Any questions or concerns must be submitted to the office ten (10) days prior to the March 16th meeting so they can be addressed at the meeting.**

Final Board acceptance of the budget will be motioned at the March 16, 2021 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 still working with the DEP on the Dam Spillway upgrade. At this time, we have no idea what the cost will be for this project but it is estimated at approximately \$700,000, could be more. Our Engineered Spillway plans have been submitted to the DEP back in 2015, we had to make a couple changes, and we are still waiting for an approval to move forward. A future assessment will be inevitable in order to comply with the State.

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

Visitors/Contractors

Unless the homeowner calls the office to advise of a visitor or contractor, they will not be granted access into the office. Unfortunately, we've had family members coming quite a distance to make a surprise visit and were turned away. Please contact the office Monday-Friday 8am-4pm to grant your guest/contractor access. Reminder –give your visitor your entrance code number and let them in yourself.

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—Must be approved by the Board of Directors

If you intend on renting your home, please make sure you obtain board approval prior to renting. The tenants are required to be registered with the office. If you are in rental violation, you will be fined, no exceptions. It's your responsibility to know what the community Rules and Regulations are regarding rentals. **NO multiple rental properties per owner.**

Please see your By-Laws on proper rental procedure. Reminder that all homeowners are initially responsible for any violations their tenants acquire.

NO Short Term Rentals—NO AIRBNB'S

This is a private residential community

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

Announcement

BOARD OF DIRECTOR - KEY POSITIONS WILL BE OPEN
PRESIDENT, FRANK CARROZZA—TERM ENDS SEPT. 2022
V. PRESIDENT, DICK HANEL—TERM ENDS SEPT. 2021
TREASURER, NANCY BERNARD—TERM ENDS SEPT. 2022

Hello Members:

The year of 2020 has been challenging and a bit confusing. At this time, I'd like to remind everyone to keep up with the routine maintenance of their property.

I should be taking a Drive About the Community in March or April when the ground starts to thaw. Not a Walk About on private properties.

Usually, three times a year I look at piles of stuff and keep a record of it with the Office. Garbage, rubbish, furniture, including construction debris left on properties too long, like a month or two. Front, side, and backyards are noted in my report.

Generally cited property maintenance issues are high grass, homes in disrepair like fallen gutters, open doors on vacant houses, tarps on roofs, unfinished construction projects, fallen tree and brush buildup as well as appliances and abandoned vehicles.

Reduce or eliminate chemicals which can be toxic to birds, pets and your family. Reduce single use plastics, use safe refillable containers. Commit toward Trash Free Roadways, no aluminum cans, cigarette butts and food wrappers. Save the trash and throw it away at home. Protect the beauty of natural wildlife and the future of our children will be much improved. If you see contractors throwing trash out of their vehicles, contact the Office.

Protect our lakes and open spaces. The water and the trees are a gift and a resource for all of us. Remember you share the Community with other Members. We are like one big Ecosystem when it comes to the Environment.

The focus is "Prevent Slovenly Appearances". Please Clean Up and Fix Up your property this year.

Sincerely,

JM Skillin, Director

Security 2021

By Code Enforcement

At this time, we do not have security patrol, the office is equipped with multiple surveillance cameras that are viewed daily. We have tried many avenues for security that haven't been successful. We put an ad in the Newspaper this summer but did not receive any applications. However, we are putting funds into upgrading cameras at stop signs and intersections. When other surveillance options become available, it will be reviewed by the board.

In order for a complaint to be addressed it **must** be properly filed with the office. A Concerned Incident report has to be signed by a member. Properly filed Incident Reports are taken 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. You can find the Incident Form on our website or you can pick it up at 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. Fines will be issued.

Home Renovation

Code Enforcement home inspections are done periodically throughout the year. Please check with the office to see if a MLE permit is needed as well as a Township permit. Please display your permit in the window. All new structures on the property need MLE permits even if the Township does not require one. If you do not have a MLE permit, you will be fined.

If you have any questions, please feel free to contact our office.

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.

Payment Plans:

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 12month payment plan requests should be submitted by April 15th with your first payment. All other requested payment plans should be submitted by May 1st or your account will be considered delinquent. For a payment amount, please contact the office.

On a payment plan, you are required to make your monthly payment by the 15th of **each month**. 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, you may lose your eligibility for future payment plans.

If you are having a financial hardship and having difficulty meeting the payment plan amounts, please call the office to request a "Special Payment Plan". You **MUST** call the office to stop accruing finance/collection fees on your account.

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 2021/2022 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.



Clubhouse Rental Information

Due to COVID-19, the Clubhouse is unavailable to rent. It will remain closed until the CDC guidelines for gatherings are lifted. Sorry for any inconvenience, but this is the only way to help stop the spread of COVID-19 and protect our employees from over exposure. We will revisit opening the Clubhouse for rentals as the restrictions lift.

MARCEL BULK DISPOSAL INFORMATION

Marcel Dumpsters are for household items only! No bulk disposal of any kind should be in the main dumpsters. Example of household trash items: Food waste, diapers, kitty litter, etc.

No: wood, metal, furniture, hazard materials, no small appliances and absolutely no electronics.

Recycling Compactor—Single stream only—breakdown your boxes.



Due to the increase of full-time residents in our community and the COVID19 virus, the compactor fees have gone up significantly. We had to add \$15,000.00 to the Rubbish line item just to cover regular trash removal. In order to keep cost down and not have to increase our dues and the fact that COVID19 may still be an issue, we are not going to have a Bulk Dump Day this year.

Marcel provides a bulk disposal service at a cost. If you have bulk items that you wish to dispose of, please call the office for a price and disposal information.

Delaware Township also provides this service at a lower fee, please see next page for information.

CAMERA'S ARE MONITORED DAILY

DELAWARE TOWNSHIP BULK DISPOSAL INFORMATION (PER TOWNSHIP)

The Delaware Township Bulk Disposal will be open the first and third Saturday of each month from 8:00 a.m. to 4:00 p.m. during the Spring, Summer and Fall. Bulk will only be available the first Saturday of the month during the winter months.

January 2, 2021 February 6, 2021 March 6, 2021 April 3, 2021 and April 17, 2021 May 1, 2021 and May 15, 2021 June 5, 2021 and June 19, 2021 July 3, 2021 and July 17, 2021 August 7, 2021 and August 21, 2021 September 4, 2021 and September 18, 2021 October 2, 2021 and October 17, 2021 November 6, 2021 December 4, 2021

BULK DISPOSAL ITEMS

In an effort to relieve the pressures of storing unwanted bulk items on your property, Delaware Township has initiated a program to meet the needs of our residents. You may bring your unwanted bulk items the First and Third Saturday of each month from 8:00 a.m. to 4:00 p.m. to the recycling station located at 145 Wilson Hill Road (behind the ball field #4). You may pay by cash or check. Checks are to be made payable to "Delaware Township."

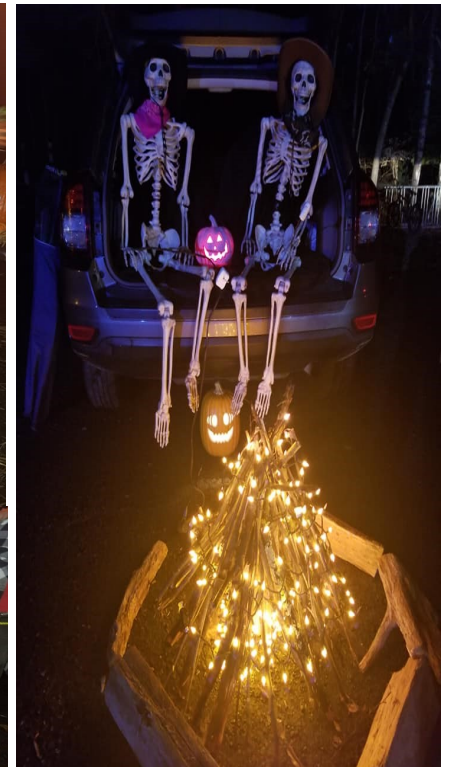
ITEMS FOR DISPOSAL: Steel, Aluminum, Propane Tanks, Washers, Dryers, Heaters, Sofas, Chairs, Etc.....We also provide an area to dispose of branches, leaves and other mulch products.

WE CANNOT ACCEPT items that contain FREON such as motor vehicle air conditioners, household refrigerators, freezers, window air conditioners, water coolers, vending machines, icemakers, and dehumidifiers.

As of January 24, 2013, **THE TOWNSHIP CANNOT ACCEPT ELECTRONIC DEVICES** such as desktop and laptop computers, monitors and peripherals including printers, keyboards and mice, and tablets like iPads and Kindles, as well as televisions with viewable screens larger than four inches. The devices contain potentially hazardous heavy metals that make landfilling undesirable and potentially dangerous to the environment.

As of January 28, 2015, **THE TOWNSHIP WILL NO LONGER ACCEPT TIRES** (with or without rims) **AND BATTERIES.**

COST: Auto Trunk Load \$10.00 Mini Van/SUV \$25.00 Small Pick Up Truck \$50.00 Pick Up Truck \$75.00 Appliances: \$10.00 each



Social / Recreation Committee

This year has been difficult for all of us due to COVID-19 Pandemic and despite that, it's been heartwarming to see so many members of our community come together reach out to friends and neighbors. The Social/Rec Committee has spent a lot of time trying to put together "safe" events to hopefully spread some fun and make some happy memories.

In October, we held a Trunk-or-Treat, and it was great to see so many people come out, not only to get treats, but to take the time and effort to dress up their trunks and pass out candy to the kids (and some big kids too) Even though it was freezing, I think everyone had a great time!

One thing I'd like to mention is that I noticed many cars pulling out and leaving the parking lot before the end of the event. I understand that it was cold, but there were still many children walking around and collecting candy and it was dark out by then. In the future, if this event continues, please make sure to keep your vehicle parked until the end of the event for everyone's safety.

Santa took time out of his very busy schedule in December to decorate his truck and drop off goody bags with help from his elves of course! He was very happy to see all of the kids and families that night and hopes that everyone had a very Merry Christmas.

One thing Santa had some trouble with was finding certain houses because many of the number signs were blocked by the snow. His elves were able to help him out and locate them all, but it would be a good idea for everyone to make sure that their house number sign posts are cleared at all times, especially in the event of an emergency.

We thank everyone who donated to both of these events, it's greatly appreciated!

The committee is working on some ideas for the next few months, so make sure to check the marquee by the mailboxes and the flyers posted at the bus stop and throughout the community as well as the webpage – marcellakeestates.org

Pool Report

Summer is right around the corner and that means we will be looking to hire Lifeguards/ Pool Attendants. This is a great job for a high school or college student who is home for the summer! The Red Cross is a great resource for gaining the certifications required, and there is still plenty of time to get them before summer! PA Criminal and Child Abuse clearance forms are mandatory for Employment, these forms can be found on www.keepkidssafe.pa.gov

General Community and Lake Information

NO!

- Gas Boats
- Permanent docks
(without DEP/Conservation approval)
- Clearing path to lake
(without HOA/Conservation approval)
- Fishing poles cannot be unattended
- Fireworks not permitted
- No underage Driving within the community
 - No Speeding
 - No livestock



All pets are to be on a leash while on Marcel's common areas. On private property, they must be controlled at all times.

Please clean up after your pet. You **MUST** pick up your animal's waste on all properties (this applies to vacant properties as well)

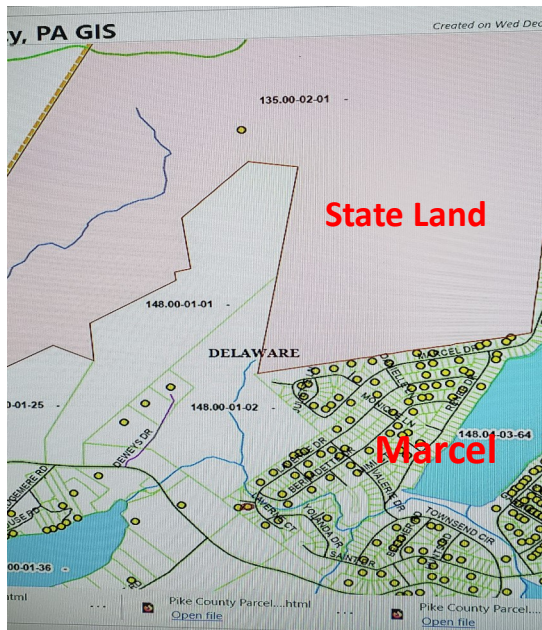


Firearm discharge is strictly prohibited in Marcel Lakes Association.

If you hear gunfire, please remember we are surrounded by State Land.

Most of Marcel adjoins State Land.

If you are hunting on State Land, you should park at the appropriate areas, not on Marcel's property.



With a lot of new residents moving into the community, the office has been receiving calls regarding bears coming onto their property.

Please remember, we are butted up to state land, this is also their home. If they are a nuisance, please contact the Game Commission at 570-675-1143.

Airhorns, pots and pans, dogs usually send them running. It is never advised to get closed to these animals especially if they have cubs. Our woods are filled with wildlife!



BUILDING, PERMITS AND MORATORIUM INFORMATION

Hi Everyone,

My name is Tom Schwenzer and I am the new Building Director. I will also be assisting Dick Hanel with our lakes and dams.

I am looking forward to maintaining the buildings that have already been updated as well as planning future projects.

I hope to see you all at future meetings.

All structures placed on your property must be approved by the BOARD.

If you need a permit from the Township, you also have to apply for a permit from Marcel Lake Estates. All items submitted to the Township are required by the office as well for permit approval. Permits are issued on Wednesdays, so please submit your request in a timely manner.

Obtaining proper permits will be monitored by our Code Enforcement Director as well as the Office. If you have a question regarding what needs a permit, please contact the office before starting a project. Fines will continue to be issued if proper building permits are not obtained.

Moratorium Update

Pennsylvania American Water and Pioneer have completed both phases of the sewer upgrade. The sewer/water pipes have been replaced in the older section of Marcel and the sewer plant has been upgraded. PA American Water submitted their water flow analysis to the DEP and we are now waiting for the DEP to make a decision on lifting the moratorium. Thank you for your patience we know it has been difficult, hopefully we are almost ready for new members to build their dream home.