

Annual Association Membership Meeting

1:00 pm Saturday June 14, 2025



Alpine Lake Lot Owners Association, Inc.

2533 Camelback Drive
Henryville, PA 18332-1731
(570)244-2412
www.alpinelake.org

Agenda

| Topic | Speaker |
|---------------------------------------|-------------------|
| Welcome/Opening Remarks/Intros | Andy Zelez |
| Nomination of Election Committee | Robin Nitschke |
| Guest Speaker: Pocono Township Police | |
| 2024 Highlights | Andy Zelez |
| Treasurer Report | Kurt Shockloss |
| Road Report | Dave Bowes |
| Legal Report | Robin Nitschke |
| Lake & Beach Report | Robin Nitschke |
| Event Calendar | Dave Bowes |
| New Business | All ALLOA members |
| Election Results | Robin Nitschke |
| Closing Remarks | Andy Zelez |
| Refreshments for all | |

2024/2025 All Volunteer Board Members

President

- Andy Zelez

Vice President

- Robin Nitschke

Treasurer

- Kurt Shockloss

Secretary

- Dave Bowes (acting)

Road Master

- Kevin Andrews

Events/Legal

- Kim Lippincott

Beach/Lake

- Dan Dolan

CONTACT US

Call:
(570)244.2412

Email:
info@alpinelake.org

Social Media:
Join us on Facebook

Nomination of Election Committee

We need 2 Volunteers

Please help us by counting the Ballots for the election of the
2025/2026 volunteer association Board Members

Rules

1 voter paddle per lot owned ...
only if your annual dues account balance is
paid in full as of this meeting

2024 Community Highlights

► **Holiday Event Acknowledgments**

- Thank you to **Georgia Temple** for helping Kim organize the Christmas Tree Lighting event.
- Special thanks to **Matthew & Linda Sullivan** for playing Santa and donating gifts for the children.
- Appreciation to **Marcin & Magdalena Ruczynski** for sponsoring the 2024 Christmas Light Contest prizes.





Independent Audit Report

A copy of the Actual Annual Audit Report can be found in the back of this PowerPoint Presentation



Dues Increase Information

FY 2025 / 2026

- Empty Lot \$335
- Lot with Home \$575

FY 2026 / 2027 (no increase)

- Empty Lot \$335
- Lot with Home \$575



Budget for fiscal year 2025/ 2026

Details outline on the next slide



Collections

The Board used CREDITECH Inc. to collect delinquent annual dues owed the association. We will now be filing liens against those with past due balances.



Treasurer's Report

2025 / 2026 Budget

| Item | | Budget for 2024 / 2025 | Actual 2024 / 2025 Expenditures | Budget for 2025 / 2026 |
|---------------------------|--|------------------------|---------------------------------|------------------------|
| Carry-over | | \$38,533 | \$38,533 | \$31,840 |
| Projected collection | | \$105,000 | \$121,055 | \$110,000 |
| Potential available funds | | \$143,533 | \$159,588 | \$141,840 |
| | | | | |
| Insurance | Liability coverage | \$11,500 | \$10,393 | \$11,000 |
| Roads | Snow plowing & cindering | \$25,000 | \$23,200 | \$25,000 |
| | Road, ditch & sign repair and maintenance | \$53,475 | \$53,548 | \$47,134 |
| Lake | Lake-Savers water & growth treatments and testing | \$17,650 | \$14,850 | \$16,000 |
| | General beach, pavilion, parking area ongoing maintenance -- grass cut, garbage, electric, porta-jon, etc. | \$6,000 | \$10,273 | \$12,000 |
| | Other beach, parking area, mail box, common area, etc. repairs & upgrades | \$5,000 | \$6,377 | \$6,500 |
| Legal | Court & legal fees | \$5,500 | \$0 | \$2,000 |
| Admin | Billing administrator | \$5,500 | \$6,064 | \$6,500 |
| Annual events | Easter, Workday, Annual Meet, Clambake, Halloween & Christmas | \$1,500 | \$2,041 | \$2,100 |
| Supplies | Web-site, credit card fees, notices, office supplies, postage, etc. | \$1,000 | \$1,770 | \$1,750 |
| Taxes | IRS & Tax Exempt Certificate | \$0 | \$0 | \$0 |
| Audit | Dennis W. Deshler | \$800 | \$766 | \$800 |
| Certificate of Deposit | | \$10,608 | \$11,056 | \$11,056 |
| Budget = | | \$143,533 | \$140,338 | \$141,840 |



Budget

FY 2025/26

Road Report

Work completed last year

- Cleaned Ditches
- Repaired Ditch on Lake Drive near Traverse Dr
- Potholes repaired throughout the association
 - Cold Patch also used throughout year
- Paved from bridge to Lake Drive Intersection
- Paved Camelback up Tyrolean to Speed Bump
- Patched Tyrolean @ Jungfrau
- Graded, coated, 700' Jungfrau from Tyrolean
- Replaced 20' Culvert @ lot 504C
- Grade & Stone section D cul-de-sac

2025 Road Work Proposal (1/2)

Start Mid-Summer 2025

Slide Total: \$27,000



Tyrolean Past Tannebaum
Total: \$4,000

Grade road and cul-de-sac, coat with 2A stone
Cut high spot out of middle roll area



Tyrolean from Tannebam at Intersection
Total: \$8,700

Overlay with 1" asphalt (approx. 150' x 20', 3,000 sq ft) to Lot 161



Jungfrau Total: \$2,000

Power rake and grade road, roll area (no 2A stone included)
Extra charge of \$630/load if stone is needed



Camelback Rd (Lot #260 to stop sign)
Total: \$3,200

Overlay with 1" asphalt (approx. 55' x 20', 1,100 sq ft)



Lake Dr & Lakeview (Corner from stop sign)
Total: \$2,100

Rip rap trench for erosion control around corner and culvert exit (25 ft)



Lake Dr (Lot #180 to speed bump)
Total: \$7,000

Overlay with 1" asphalt (approx. 120' x 20', 2,400 sq ft)

2025 Road Work Proposal (2/2)

Start Mid-Summer 2025

Slide Total:
\$28,330 Or
\$30,830



**Rip Rap Job Total:
\$14,530**

Remove stumps
Cut trench 24" deeper – haul out dirt
Rip rap trench with 4"-8" stone 18" depth to slow and filter water
Clean up access road, plant grass



**Tree Services Total:
\$2,300**

Removed 12 trees
All trees taken down and removed




Ditches Total: \$10,500

Clean trenches of debris & return to previous depth
Remove shoulder build up of dirt and debris along ditches



**Repaint 8 Speed Bumps Total: \$1,000
with volunteers vs. \$3,500 done by
vendor**



Total Road Work = \$55,330 or \$57,830

➤ **Budget Notes:**

- Already **\$7,196–\$9,696 over budget** for the year.

➤ **Important Reminder to Members:**

- Road maintenance is the **largest annual expense**.
- Drainage ditches help prevent premature road wear.
- **Property owners must keep ditches clear** of debris and leaves.
- **Non-compliance fine: \$100 per occurrence.**
- Owners are **liable for damage** caused by blocked ditches.

➤ **Deferred Projects (due to insufficient funds):**

- Install, paint & signage for 2 speed bumps – approx. **\$6,000**
- Paving Jungfrau Drive – approx. **\$38,500**

Legal Report (1/2)

- In the event of an emergency – CALL 911 (not the board)
- Report excessive noise and suspicious activity immediately to the Pocono Township Police Department
 - Pocono Township Police have been given written approval to enter the association at any time for any reason
 - (570) 629-7200
- Report sewage, short term rentals, excessive trash, abandon cars, and/or any zoning matters, etc. to Pocono Township
 - (570) 629-1922
- All legal and delinquent payment action will be handled by the Board, the association's attorney and / or the collection agency – all through the local magistrate
- All Mini-bikes, quads, and similar vehicles driven on association roads must be insured by the owner
- Property in the association cannot be used for commercial business purposes

Legal Report (2/2)

➤ Pocono Township Ordinances

➤ Fireworks

- Can only be used on holiday itself, between 4PM & 10PM
- Must not be set off within 150 feet of any occupied building (yes, even your neighbor's house counts)
- No launching from public roads, parks, or someone else's property
- Absolutely no fireworks if you're under the influence of alcohol

BE AWARE: Violations of the ordinance can result in township fines.

➤ Rentals

- Short term rentals are not allowed
- Property owners are responsible & liable for the action of long-term renters

Lake & Beach

Internal

Thank you for your help this year !!!

The Comstock children, Brittany Dickey, Ruth Trainor, Nick Kucera, Connor R., Doug & Ashley Rumbaugh, Ceaser, Mr. Monzo, Jill, & the board members.

Thank you, Laurie Comstock, for year-round help with trash take out and shoveling mailbox area

\$2,500 spent
in supplies

Completed
this year
during the
Annual
Workday

Install new hasp & keep on the pump house

Install new beach signs

Grind Stumps

Cut up fallen tree in Section C

Weed-whacked beach & parking areas

Clean up Mailbox Area

Mulched & spread grass seed, sprayed weed killer

Hang Banner

Cleaned up litter in ditches near beach & parking lot

Lake & Beach

Completed
this year
during the
Annual
Workday

Install flags

Clear drainage ditch by porta-potty

Clean up boat area, spread stone

Blow off basketball court/tighten backboard

Repair split rail fence by spillway dam

Remove grass from beach and play area

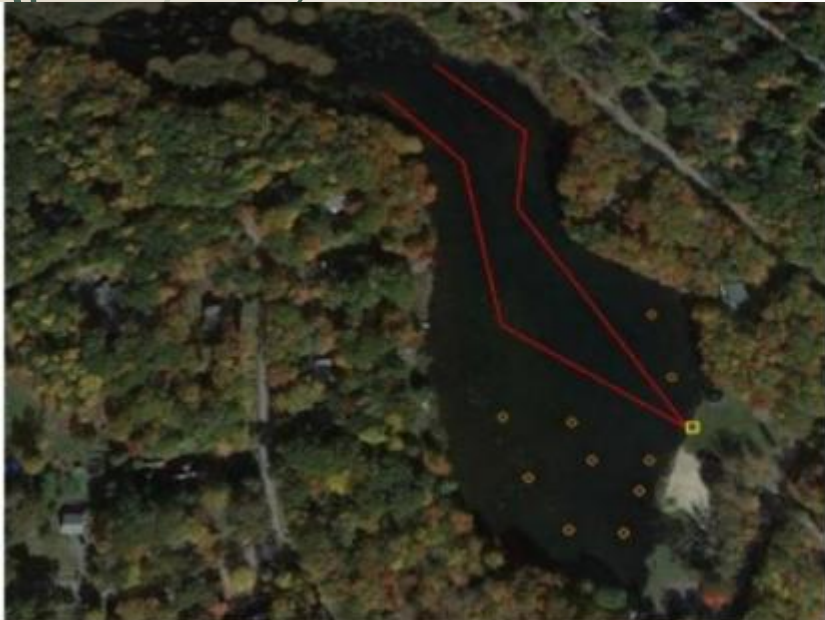
Install trash cans & see-saw

Clean trash from ditches

Postponed but coming soon: clean up and fix flagpole and surrounding area.
Assemble new picnic benches & remove damaged tables

Lake & Beach

- a) Completed last year
 - i) In July 2025 – completed the installation of the New Aeration & Auto Biological Treatment System
 - ii) Installed the protective fence around the aeration system components & chemical tank
 - iii) Cut down the 3 pine trees around the old pump house
 - iv) Cut down 8 trees near the play area that were infested with carpenter ants
 - v) Clean & clear area bet. Dam & Bridge to meet PA. Dept. of EPA's requirement
 - vi) Minor repair work to the dam.



**O2B2 Aeration
Tubing**

Aeration Diffuser

**Proposed AutoBio
and Aeration
System Location**

Lake & Beach

- a) Planned for this year
 - i) New gate by Porta-Potty
 - ii) Replace 3 existing & post 4 new signs
 - iii) On-going costs associated with the new lake aeration & auto-bio delivery system
 - iv) Clean & clear area bet. Dam & Bridge to meet PA. Dept. of EPA's requirement
 - v) Include highlights for the End of Year EverBlue report

Aeration Design for Alpine Lake

Optimized for depths less than 5 feet, the new O2B2 Aeration Bubble Tubing would be ideal for Alpine Lake. We propose aeration to include:

- One EBC-1144 Aeration System with VFD Controller, Sound Engineered Ventilated Enclosure, manifold and all piping and fittings.
- 2000 feet of O2B2 Aeration Tubing
- Ten EB-1290 Micro-Porous Ceramic Diffusers US Patent# 9688553.
- 1500 feet of self-sinking airline.
- All required fittings.

For Alpine Lake, we would use Hybrid Aeration Tubing and diffuser system to save costs. This design will deliver most of the benefits of a full Aeration Tubing Design at a 40% reduced cost on a lease basis because we can use our existing stock of diffusers and sinking airline. The proposed shore location for Aeration System shown in picture. Alternate locations can be considered based on power availability and customer preference/site usage.

AutoBio Treatment

AutoBio is a proprietary technology developed by EverBlue Lakes for continuous Biological Treatment of Lakes and Ponds

- Guarantees activation of the beneficial bacteria under controlled conditions.
- Automatically “brews” the formulation using water from the target lake/pond combined with a proprietary blend of bacteria and feedstock to optimize growth and “tune” the product to the unique chemistry of each water body.
- Delivers exponentially more treatment to the water body at a cost between \$.10 to \$.16 per gallon of treatment – a fraction of the cost of freeze-dried powders/pellets or prepacked liquid on a per acre treated basis.

The AutoBio includes one 500 Gallon Unit built on tank. The AutoBio Control System will sit on top of the tank and have built-in weather protection and screening. Units are designed to sit right on shore in front of a seawall or between a seawall and a boat lift and is powered by a simple 110- volt 20-amp circuit/plug.

Lake & Beach

REMINDEERS

- ▶ PA Fishing Licenses are required
- ▶ **No Longer** catch & release
- ▶ Email info@alpinelake.org to rent Pavilion
 - ▶ \$25 to reserve
 - ▶ Proof of event insurance needed for parties of >25 people

Annual Events

(**Committee:** Kim Lippincott, Georgia Temple, Chris Grape-Garvey & Christina Finamore)

Annual Association Meeting & Community Picnic

Today @ 1pm

Les Endo Memorial Clam Bake & Karaoke Night

Saturday July 12th @ 4pm at the Pavilion

Halloween Treat Hour

Friday October 31st 5-7PM at participating houses in the association

Holiday Tree Lighting

Saturday December 13th @ 6pm at the Pavilion

Last day to notify the board in writing if you want your name added to the all volunteer board member ballot for 2026 / 2027

Wednesday December 31st

FY 2026 / 2027 annual association dues payment due date

Wednesday April 1st

2026 Spring Workday

Saturday May 16th @ 9:30am at the Pavilion



New Business

- Open Floor for Questions



FY 2025 / 2026 Ballot Results

- Announcement of ALLOA Board



President's Closing Remarks

- Meeting Adjournment



Refreshments

THANK YOU FOR ATTENDING!

TYROLEAN PAST TANNENBAUGH

- GRADE ROAD AND CUL DE SAC. COAT WITH 2A STONE.
- CUT HIGH SPOT OUT OF MIDDLE ROLL AREA

TOTAL: \$4,000.00

TYROLEAN FROM TANNENBAUGH AT INTERSECTION

- OVERLAY WITH 2" OF ASPHALT (APPROX 150x20' 3000 SQ FT) TO LOT 161 - JOIN OVERLAY START JUST BEFORE INTERSECTION

TOTAL: \$8,700.00

JUNGFRAU

- POWER RAKE AND GRADE ROAD. ROLL AREA (NO 2A STONE INCLUDED. IF NEEDED, EXTRA CHARGE OF \$600.00 PER LOAD WILL BE CHARGED)

TOTAL: \$2,000.00

BACK ENTRANCE

CAMELBACK RD - LAKE AT LOT 2260 TO STOP SIGN JUST SHORT OF INTERSECTION

- OVERLAY WITH 2" OF ASPHALT (APPROX 55x20' 1100 SQ FT)

TOTAL: \$3,200.00

LAKE DR & LAKEVIEW ON CORNER FROM STOP SIGN

- RIP RAP TRENCH AROUND CORNER TO STOP SIGN FOR EROSION CONTROL AND ACROSS STREET AT CULVERT EXIT 25 FEET

TOTAL: \$2,100.00

LAKE DR LOT 2180 TO SPEED BUMP

- OVERLAY WITH 2" OF ASPHALT (APPROX 120x20' 2400 SQ FT) TO JOIN OLD RETOP

TOTAL: \$7,000.00

JOB TOTAL: \$27,000.00

JOB WILL COMMENCE MID SUMMER 2025

PAYMENT AS FOLLOWS:

**HALF AT START
BALANCE UPON COMPLETION**

RIP RAP TRENCH AT DAN'S HOUSE

- INSTALL CULVERT PIPE FOR ACCESS ROAD
- REMOVE AND HAUL OUT STUMPS (**TREES TO BE CUT DOWN BY ALPINE LAKE**)
- CUT TRENCH ROAD
- CUT TRENCH 24" DEEPER - HAUL OUT DIRT
- RIP RAP TRENCH WITH 4-8" STONE 18" DEPTH TO SLOW AND FILTER WATER
- CLEAN UP ACCESS ROAD
- SEED AND STRAW DIRT AREAS

WE AGREE TO FURNISH LABOR, MATERIAL AND INSTALLATION FOR THE SUM OF: \$14,500.00

PAYMENT AS FOLLOWS:

**HALF AT START OF WORK
BALANCE UPON COMPLETION**

| Product/Service | Description | Qty. | Unit Price | Total |
|----------------------|---|------|--------------|-------------------|
| General tree service | Remove, 12" ash 18" Ash stick 6" cherry 4" maple 14" maple 16" locust 14" locust 14" locust 16" locust 18" locust 12" locust 18" locust Take down and remove all We would like to emphasize that we are fully insured, which includes coverage for our personnel and equipment. | 1 | \$2,300.00 | \$2,300.00 |
| | | | Total | \$2,300.00 |

- CLEAN EXISTING TRENCHES ALONG DEVELOPMENT ROADS OF LEAVES, STICKS AND WASHED OUT STONE AND DIRT TO THEIR PREVIOUS DEPTH
- REMOVE SHOULDER BUILD UP OF DIRT AND DEBRIS ALONG TRENCHES ONLY WHERE SHOULDER IS ABOVE BLACKTOP SURFACE

WE AGREE TO FURNISH LABOR, MATERIAL AND INSTALLATION FOR THE SUM OF: **\$10,500.00**

PAYMENT AS FOLLOWS:

**HALF AT START
BALANCE UPON COMPLETION**



Will print copies of:

EverBlue Report
Financial Audit

