



Pocono Springs  
Civic Association  
At Home With Nature

# Sunday, December 30, 2018

## Weekly Update

A weekly Eblast from Pocono Springs Civic Association



*In Observance  
Of  
NEW YEAR'S DAY*

*The PSCA Business Office will be Closed  
Tuesday, January 1, 2019*

Security will be on duty and can be contacted by phone at  
570-676-4400

### Holiday Toy Collection

The Senior Group would like to thank everyone who participated in the Toy Drive. There were many happy children Christmas morning due to your thoughtfulness and generosity.



Thank you again for your support.

### Upcoming Meeting

#### ◆ Board of Directors December's Board Meeting

Saturday, January 19th, @ 10:00 AM  
Main Office

All meetings are open to all Property Owners who are Members in Good Standing. If unsure of your status, please check with the office staff.

***Please wear your membership badge to all meetings and activities.***

*From the Desk of the General Manager*



Please forgive me for not sending out an eblast these past couple of weeks. While I don't like making excuses, I will at least give you some insight of what has been taking up most of my time. There are three projects that I and the staff have been focusing on this month that took a lot of research and staff work.

With the help of Harry Hartman, he generated a list of Property Owners who had a \$000.00 balance in 2017 but still owed 2018 dues, these were primary lot owners. A customized letter was sent to 127 accounts. This has, up to this past Friday, generated close to \$10,000 in dues collection. So I'd like to thank Harry and the staff for their help with this project.

The next project was the employees Vacation, Holidays and Paid Time Off policies. In order to begin I had to understand what each employee had taken already in 2018. To ensure it was accurate the staff helped me by going back and reviewing each timecard to date. With that done, I prepared revisions to the employee handbook to present to the Board for approval.

Finally, the biggest project was and is the preparation of the Proposed 2019/2020 Budget. This year was a bit of a challenge since I just started in August and was not part of the process to create the current Budget.

It has been said that dues will be going up this year, but we cannot raise the dues unless we can justify the reason for the increase.

As with every sensitive subject, such as a dues increase, there are different opinions. So over this past month I have made several adjustments. Also as more months have past I've gotten a better grasp on how the current Budget is being spent. This gives me more insight on proposing the new Budget.

Bottomline, when I and the Board get done we will have reviewed every line item and be able to tell you what your dues payment is going towards.

Again, forgive me if this sounded like excuses but time is one resources that keeps slipping away. I hope to be back on scheduled starting this week.

Happy New Year to all!

Positively working for you,

*Dan*

Daniel T. Dougherty, Jr. - CMCA, AMS

General Manager

Pocono Springs Civic Association

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## **Status on Committees**

This past month there were two informational meetings scheduled for committees. The first was a meeting of the Road Committee and the second was for the Security and Emergency Planning Committee. Both meetings were listed in the Association newspaper, weekly Eblast and the Happening flyer at the gate.

Unfortunately, no one attended either of these meetings except for one gentleman who came in on a Thursday to meet with me on the Security Committee since he was going to be out of town that Saturday.

Since then I've heard a few reasons why people did not show for these committees, and it shows that I must do a little education.

For instance:

### **Road Committee**

One of the main goals of the Road Committee is to find people who like to walk, people who walk their dogs and joggers. This is a big place with 56 miles of roads. We cannot be everywhere and the more eyes we have out there; the faster things can be addressed. We need people in certain sections of the Association who walk their dogs, like to walk or jog a certain path who can report to us that a culvert is backing up or this road has a large pothole, or this intersection has a sign down. Ongoing feedback on the conditions throughout the Association will benefit everyone.

The roads are the most important amenity that the Association has to offer. Not everyone uses the pool, nor uses the lake to go boating or fishing, and I'm sure we can find someone who has never been in the clubhouse. However, I am sure that every one of our property owners has used the roads in the Association. The fact is you cannot get to your lot or your home without driving on the Association roads. It is, in fact, our largest amenity, the most expensive amenity and, unfortunately, an amenity that requires the most maintenance.

### **Security and Emergency Planning Committee**

This is not a "Crime Watch Committee". This is a committee that helps review the procedures and policies that the security team follows as they patrol the community.

Each month the committee would review the citations and warnings and review how each incident was handled.

This committee would also keep watch over how the rules are enforced or if they're unenforceable and need to be revised.

Another task of this committee is to develop an emergency action plan in case of disaster. Disasters come in all forms; small, large, and devastating. One disaster that occurs in this area readily is weather-related. We need to realize that if Pocono Springs gets hit with a 30-inch snowstorm it is not just Pocono Springs who got 30-inches of snow and has a power outage, it is the whole area. It may take a while for an emergency vehicle and power companies to reach us, so we must take care of ourselves. When this happens, it is not the time to make decisions on what you need to do. There should be an disaster plan that should be opened by security and management with a checklist what needs to be implemented and should happen immediately. This Association does not have an emergency action plan that I have found. I, as your manager, will write one and you will have one, but I'd rather have your help with this project as this is supposed to be a member-run community. This is a role of the Security & Emergency Planning Committee.