



POCONO MOUNTAIN WATER FOREST

Community Association Newsletter

BOARD MEMBERS

- Pat Mastrocovi - President
- Bill McCarthy - Vice Pres
- Debra Mead - Treasurer
- John Grohl - Board Secretary
- Bill Smart
- Jane Opfer
- Christina Salisbury
- Douglas Crane
- Jeffrey Moran
- Marianne Baker
- Raisa Samuylova
- Adam Morris
- Jesse Pote
- Scott Willson

PMWFCA COMMITTEES

- Roads – Pat Mastrocovi
- Police – Bill McCarthy
- Building – Pat Mastrocovi

DISCLAIMER

The printed material within this newspaper may or may not reflect the views or opinions of the publisher or the Board of Directors

A Message From The President

Dear Water Forest Club Members,

Spring is here again and this means that our annual meeting is quickly approaching. We would like to extend a big welcome all of to the many new members as well as our existing members to join us on May 18th, 2025. If you can't make the general meeting, we hope to see you around the pool or at our annual community BBQ on Saturday, August 2nd, 2025. It is a great opportunity to get acquainted with the Board of Directors, our staff and our fellow members in a less formal setting. A quick reminder, the board of directors are all volunteers who do their best to keep records updated, but it is the member's responsibility to update themselves on the most current rules and regulations within our community.

Everything club members need can be obtained at the window from our office manager, Brian.

This year the board has continued working to enhance the clubhouse and community areas. We were able to use capitol funds to improve the ball field. We removed tree stumps and debris around the field, making the area more functional for people to walk around it. We also reclaimed the baselines in the field. We believe that these updates make the field both more visually appealing and useful. Maintenance has continued at the membership gate. We are still in the process of updating and adding signage throughout the community. In the clubhouse, we renovated the flooring in the back room along with some other needed renovations. Among the renovations to the back room is a new ping-pong table donated by resident/volunteer of the board, Jeff Moran. A shuffleboard table was

LIFEGUARDS & BADGE CHECKERS WANTED

PMWFCA is hiring Lifeguards & Badge Checkers for the 2025 summer season.

Lifeguards must have all certifications & be at least 15 years old and have the necessary working papers.

Badge Checkers must be at least 14 years old and have the necessary working papers.

If interested, call (570) 686-2989 for an application

POOL OPENS

The Pool will open on Saturday June 21st, 2025 at 12:00pm

donated by the owners of Side Street Bar and Grill, Mike and Livia Cassagrande. We would like to extend our gratitude to them for their incredible generosity towards our community.

We continued our work on the roads throughout the community. We picked up working on Lakewood Drive. Work was also done on Woodland Drive, Woodland Court, Adams Creek Court and Lakewood Court. We completed working on Mountain Top Drive. The front entrance off of Route 739 was updated and new lines marking that it is a single turn lane were added to improve safety entering and exiting the community. Lastly we started work on Maple Ridge. The Board recognizes the other areas within the community that require work and will be working hard to address them. Your patience regarding this matter is greatly appreciated.

This year the community will be sprayed for Spongy Moths. The spray has been recommended by the state of PA and is proven to be safe for humans, pets and wildlife. Once a date for the spraying has been finalized, then membership will be notified.

We are currently looking for lifeguards to staff our community pool this season. It is a great opportunity for residents' teens entering the work force to work close to home and help in their community. All lifeguards need to be at least 15 years of age and have current certifications.

The board of Directors have been striving to make improvement through out the community, but we can't achieve this without the support of the membership. This includes both

the members who have continued to stay current with their dues along with members who have fallen behind in the past becoming current again. If you keep your dues current it breaks down to less than \$19.00 per week. We offer several payment options to suit what works best for you and your family. If you are having trouble meeting your dues obligation, please contact our Office Manager Brian. Brian can put you in contact with the Board Treasurer to address such issues.

Please see the community reminder section of the newsletter for more important information. With the nicer weather upon us, more people will be out and about, biking and walking our roads. We want to ensure that everyone can enjoy the community in a safe manner. Please be mindful of all pedestrians and new drivers on the road and please remind your family members and guests that the speed limit is 25MPH. We are all neighbors and it is a joint effort to make this a great place for everyone to live.

Let's all have a great summer!

Sincerely, Patrick Mastrocovi

A Message From the PMWF PD

On behalf of the members of the Pocono Mountain Water Forest Community Association Police Department we would like to thank our residents for their continued support. We are happy to report that the response to Officer Kuddar's presence has been overwhelmingly positive. Officer Kuddar has continued to patrol the roads and the common areas and when necessary, work with the State Police on incidents within the community. We would again like to remind everyone that the speed limit on all of the community roads is 25 miles per hour and ask that you inform your guests of this as well. The vast majority of speeding and stop signs violations are still committed by residents who live within the community. We ask that everyone respect the speed limit and come to a full stop at the stop signs. With the warm weather approaching please be mindful of people out walking and animals in the road. We all need to make an effort to be courteous and respectful of our neighbors by driving in a safe manner. Please remember, that in the event of an emergency, you still need to call 911. Thank you all for your cooperation. Thank you. Bill McCarthy

Roads Report

Dear Fellow Residents,

Pot hole repair, patch work, and resurfacing should start around mid-May or sooner. Please keep an eye out for the road crews and drive carefully. Have a wonderful summer.



SENIOR SILVER EXERCISE CLUB

PMWF has been hosting a "Senior Silver Exercise" class for anyone over 60 years old

The classes are on Mondays, Wednesday and Friday from 9:00AM-10:00AM at the clubhouse. The instructors for the class are licensed in PA., have insurance and are certified in CPR and First Aid. We use weights, resistance bands, and balls for the workouts. We also work on Balance for stability.

There will be a monthly charge of \$35 per month, as agreed upon with a contract. The fee for Residence of PMWF will be \$20 per month. This fee is to cover the cost of the instructors who have been participating in the Silver Sneakers program for many years and are willing to work with us.

We are grateful to the Board of Directors of PMWF for giving us this opportunity to continue this much needed service to our Senior Citizens. If you are interested, please contact Jane Opfer at jcopfer531@gmail.com or call 570-828-7475. You can leave a message and I'll get back to you.

Board Member Resumes

Douglas Crane

I would like to submit my resume to the board. I have lived in the development for 21 years I am actively interested in the best for the community. If I am elected I want to continue to contribute to address the communication to the community and technology to compliment the safety and enjoyment of the community.

Patrick Mastrocovi

Dear Fellow Residents,

My name is Patrick Mastrocovi. I have owned property in Pocono Mountain Water Forest with my wonderful wife and five children since 2003. I have been serving on the board since 2013 and I am currently the Board President. I have enjoyed serving with my fellow board members, working together to improve and maintain our community. I feel that we have been able to accomplish a lot and I would like to continue to serve on our Board of Directors to make PMWF the best it can be. I would appreciate your vote at our upcoming election in May.

Christina Salisbury

I have lived in our home in this community for 13 years now and are continuing to raise my kids in this community. I have four children, three of which are still at home. I have been on the board and wish to continue volunteering with the community. My experience in volunteer boards includes serving for eight years with an Army unit family readiness group as chair, co-chair and treasurer. I have also served in volunteer positions over children and women's groups at church. I believe everyone benefits from serving others and volunteering time, especially in groups and organizations directly benefiting and effecting our daily lives.

Jeffrey Moran

My name is Jeffrey Moran and I'm a current member of the PMWF HOA board. I'd love to continue to support leadership as we focus on road maintenance, enhancing the community/amenities, and building PMWF as a desired place to live.

Marianne Baker

My name is Marianne Baker and I would like to submit my name to fill one of the openings on the Board of Directors of PMWFCA. I have lived in Water Forest since January of 2012. I have lived in the Dingmans Ferry area for 30 years. I taught at the Dingman Delaware Middle school for 23 years before retiring 7years ago. My goal is to make responsible decisions for our community that will benefit all of us.

A Note To All Residents

Dear Resident,

We are writing you this note to remind you that the Pocono Mountain Water Forest Community Association can no longer accept any other Dues Payment schedule other than our Standard Payment plans schedule.

Please understand that we cannot and will not make any exceptions due to legal reasons. We apologize for any inconvenience this may cause but we must be fair and have equal rules for all of our residents.

Any declaration by the bank of insufficient funds will result in a \$35.00 fee from the bank

Current balances should be paid before June 30th, 2025

We accept Major Credit Cards with a 2% Service Charge



Treasurers Report

Looking back at the previous fiscal year (June 2024-May2025) we have continued to make improvements as our budget allows. Our ability to do this year in and year out are because of the timely dues we collect from our members.

We continue to take steps to collect back dues and overdue payments in the efforts of not having to send members to collections. One of our expenses that takes away from our budget comes from the collection agency that we must hire to help in recovering back dues. We do have a monthly payment plan which I implore our members to use to help ease dues payments.

This years proposed budget has been outlined with two options to be voted on - \$25.00 or \$50.00 increase to the yearly dues. As you can see an increase is needed to compensate for the constant changing costs of services that we use to keep our community up and running and allows us to be able to do special projects that benefit all.

The Board of Directors are all volunteers. They are your neighbors who choose to give their time to help maintain our beautiful community and make improvements. One way to express how you as members feel is to attend our monthly meetings. We welcome the input and help with any questions that arise. We all have a stake in keeping our community growing.

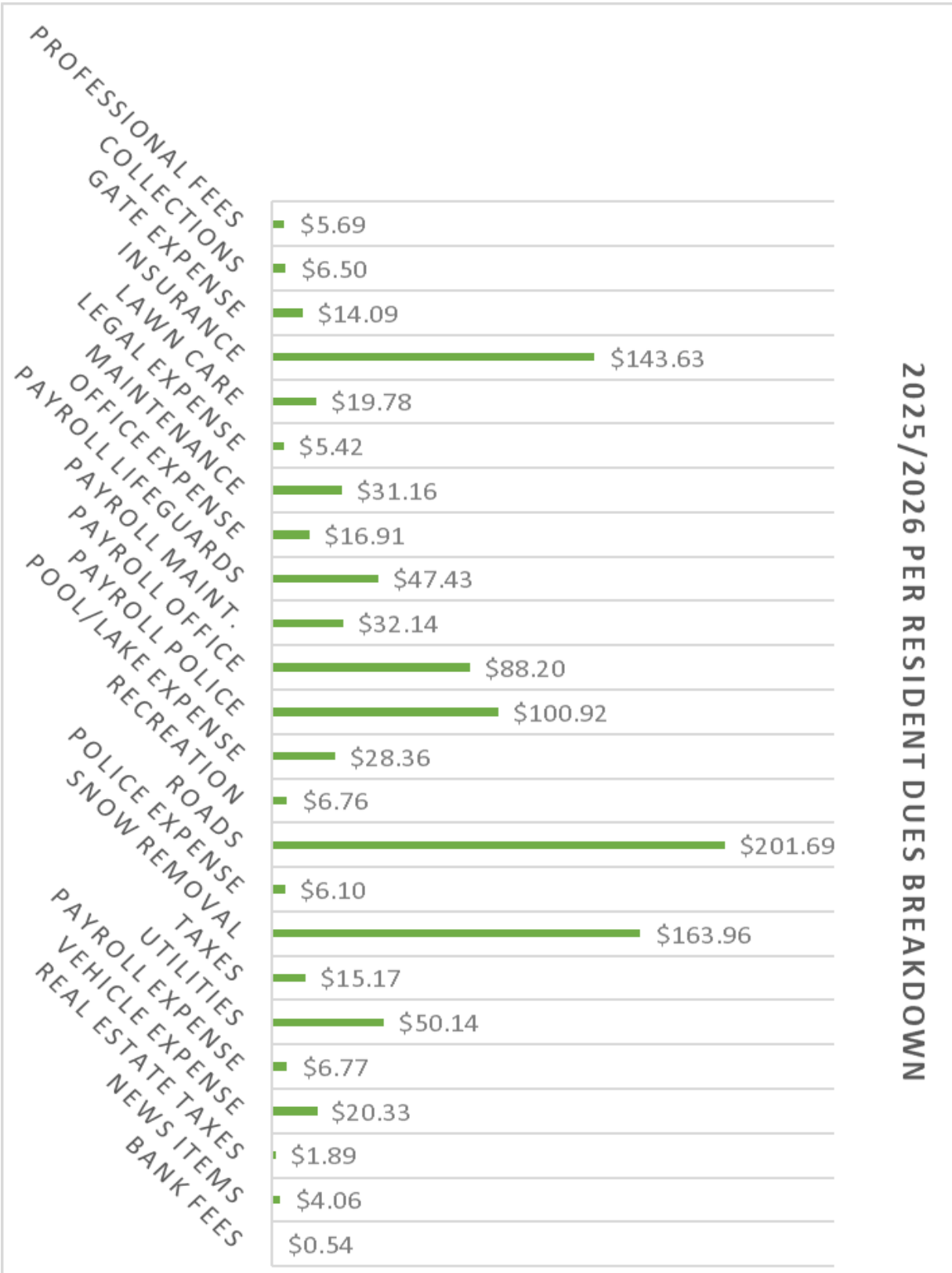
Hope all of you can attend the annual meeting.

Best regards, Debra Mead

2025/2026 Proposed Budgets

Income	Dues @\$975.00	Dues @\$1,000.00
Membership	\$359,775.00	\$369,000.00
Past Dues	\$3,450.00	\$3,450.00
Clubhouse Rental	\$2,000.00	\$2,000.00
Act 180 (Resale Packet)	\$1,200.00	\$1,200.00
Capital Improvement Fee	\$3,000.00	\$3,000.00
Blue Ridge	\$3,700.00	\$3,700.00
Gate Cards	\$400.00	\$400.00
Gate Damage Restitution	\$1,000.00	\$1,000.00
House Rental Fee	\$1,000.00	\$1,000.00
Total	\$375,525.00	\$384,750.00
LINE ITEM	\$25.00 INCREASE	\$50.00 INCREASE
PROFESSIONAL FEES	\$2,100.00	\$2,100.00
COLLECTIONS	\$2,400.00	\$2,400.00
GATE EXPENSE	\$5,200.00	\$5,200.00
INSURANCE	\$53,000.00	\$53,000.00
LAWN CARE	\$7,300.00	\$7,300.00
LEGAL EXPENSES	\$2,000.00	\$2,000.00
MAINTENANCE	\$11,500.00	\$11,500.00
OFFICE EXPENSE	\$6,240.00	\$6,240.00
PAYROLL LIFEGUARD	\$17,500.00	\$17,500.00
PAYROLL MAINT.	\$11,860.00	\$11,860.00
PAYROLL OFFICE	\$32,548.00	\$32,548.00
PAYROLL POLICE	\$37,239.00	\$37,239.00
POOL/LAKE EXPENSE	\$10,465.00	\$10,465.00
RECREATION	\$2,500.00	\$2,500.00
ROADS	\$74,423.00	\$83,738.00
POLICE EXPENSE	\$2,250.00	\$2,250.00
SNOW REMOVAL	\$60,500.00	\$60,500.00
TAXES	\$5,600.00	\$5,600.00
UTILITIES	\$18,500.00	\$18,500.00
PAYROLL EXPENSE	\$2,500.00	\$2,500.00
VEHICLE EXPENSE	\$7,500.00	\$7,500.00
NEWS ITEMS	\$1,500.00	\$1,500.00
REAL ESTATE TAXES	\$700.00	\$700.00
BANK FEES	\$200.00	\$200.00
TOTAL	\$375,525.00	\$384,750.00

2025/2026 PER RESIDENT DUES BREAKDOWN



2025/2026 PER RESIDENT DUES BREAKDOWN

Community Reminders

Within the Pocono Mountain Water Forest all dogs must be kept on a leash if they are leaving your property. Permitting a dog to run at large is not only prohibited, but is against the community's rules and is against the law in the state of Pennsylvania. Any resident's dog that is running loose is subject to fine from the community and can result in the local Dog Warden being called.



The posted speed limit on all roads within Pocono Mountain Water Forest is 25MPH. Our Police Officers use radar to monitor speeds. For the safety of all parties please talk to your family members and guests and remind them to do the posted speed limit at all times.



All drivers on Pocono Mountain Water Forest roads are expected to come to a full and complete stop at all posted stop signs. Failure to do so will result in a citation.

No vehicles should be moving when the bus is present and please follow the one way signs at the bus stop.

When driving please be mindful of people walking and biking throughout the community.

Please remember to keep your garbage cans on your property and not in the roadway. There is a 10ft right of way between the road and our properties that must remain free and clear. The roads are narrow to begin with and the cans make our roads hazardous for drivers and pedestrians. In addition, garbage cans should not be left at the end of your driveway for multiple days after garbage pick up. Please bring in your garbage cans promptly.



Anyone plowing or having a contractor plow their driveways is prohibited from pushing the snow from their property into or across the community roads.

ATV's and other off road vehicles are prohibited from being on any community roads.

As a reminder if you are seeking to add an additional driveway on your property you must first contact the office.

While certain fireworks are legal in PA, others like M-80's, Cherry Bombs and larger explosives are not legal in PA and are not to be used within the community at any times. No fireworks or other noises should be made during the quiet hours of 10P.M. to 8A.M. Monday through Friday and 11P.M. to 8A.M. weekends and holidays

If anyone needs a copy of the community rules and regulations, please contact the office for an updated copy. Everyone needs to be familiar with the rules and regulations for the community. It is everyone's responsibility to know the rules.

RENTING OF PROPERTY WITHIN THE COMMUNITY REGULATIONS:

- A) A member must notify the Pocono Mountain Water Forest Community Association office of his or her intent to rent his or her property, and the duration thereof, and shall complete and submit the registration form available at the Association office. Before rental can occur, the rental fee and deposit must be paid, together with all dues and assessments so that a member is a member in good standing
- B) A member must provide any real estate agent seeking to rent his or her property with a copy of the community's Rules and Regulations, Deed Restrictions and Covenants. A member must submit a receipt signed by the prospective tenant, or tenants, acknowledging a receipt of these documents, and an agreement to abide by same.
- C) Each renter must comply with these Rules and Regulations, Deed Restrictions and Covenants, a copy of which must be provided to him or her by the Member renting to them.
- D) Members will be responsible for any violation of these Rules and regulations, Deed Restrictions and Covenants and for damages to PMWFCA property caused by renters.
- E) Rental Fee: there is a Non-refundable Rental Fee of \$400.00 per contract, subject to change.
- F) In addition to the rental fee, a deposit of \$500.00 per contract is required and must be paid by owner prior to rental. Any fines incurred by a tenant will be deducted from this balance, which must be maintained by the member at \$500.00. Any remaining balance will be refunded when the renters depart from community.

RENTALS/LEASING:

- A) All homeowners are required to register their tenants with the PMWFCA office on the appropriate tenant registration form which must be signed by the Member or a fine will be imposed. In addition, any violations on these rules and regulations will result in a daily fine of \$750.00 per offense. In the event that a violation continues the member will be prohibited from renting the unit.

The Following Information and or Documents are required for lease properties

- (1) Total number of persons who will be residing at the leased property.
 - (2) Names of all persons residing at the leased property.
 - (3) Prior address of all persons listed on the tenant registration Form.
 - (4) Length of tenancy and a copy of the lease.
 - (5) Such other information as may be required from time-to-time.
- B) Gate Entry Cards will be made available for a deposit of \$100.00 per tenant's vehicle. If card is not returned immediately after the period of registration, the deposit will be forfeited and the card deactivated.

INSURANCE REQUIREMENTS:

- A) All Owners who are renting their homes within PMWFCA shall carry Fire and Liability insurance and shall provide a copy showing proof of the current Fire and Liability insurance policy to the PMWFCA office. Upon the expiration of the Fire and Liability insurance policy, it is the property owner's responsibility to show proof and the coverage period of the new insurance policy or be subject to a fine.
- B) All renters must carry Renter's Insurance. A copy of the Renter's Insurance policy must be supplied, together with the Registration form.

ADULT SWIM



This year we will be continuing a two hour, adults only swim session, on Monday, Wednesday and Friday from 7:00 am to 9:00 am in the pool. The sessions will begin in June when the pool opens for the season. Be warned, the water in June will be COLD. Adults will be welcome to do whatever type of water exercises they choose.

Rules:

1: Adults only

No one under 18 will be admitted, including adults that bring children to be supervised while the adult is in the pool. Children under 18 who try to use the pool during this time will not be admitted. Repeat offenders may have pool privileges suspended.

2: Swim at your own risk

No lifeguards will be present and other adults are not certified rescuers. Each user must pre-register and agree to the “own risk” clause. Registration sheets will be available in the office, during regular office hours and at the pool.

3: Users must be members of the PMWF community in good standing

Spongy Moth Special Assessment

By now all residents should have received a letter relating to spraying for spongy moths within the community. The board looked into assisting with the ongoing issue of the damage the spongy moths are doing to the trees within the community. As a result, the Board of Directors have looked into options to treat the community for the moths. After receiving multiple proposals, the Board has decided to proceed with a company that will apply an aerial spray over the community by plane. The item that will be sprayed is known as Bacillus Thuringiensis (BT). BT is an organic compound that the Pike County Commissioners Office has recommended for use to control the spongy moth population. BT only targets the spongy moths and does not affect humans, pets, other animals or other insects. Residents will be notified in advance before the spraying is conducted later this spring.

As a result of this unexpected expense the community will have to issue a special assessment to recoup the cost of the spraying. This letter will accompany an invoice, a total of \$99.65 will be assessed to each individual lot owner within the community to cover the cost associated with the spraying.

The Special Assessment of \$99.66 can be paid all at once by April 15th, 2025 or be made in three payments of \$33.22, with the first payment due on April 15th, 2025, the second payment due on May 15th, 2025 and the third payment due on June 15th, 2025.

SIDESTREET BAR + GRILL
COMING SOON!!!!

BREAKFAST IS COMING YOUR WAY! GET READY TO KICKSTART YOUR DAY WITH OUR MOUTHWATERING MENU. DON'T MISS OUT ON THE BEST BREAKFAST IN TOWN! SEE YOU SOON!

MONDAY - 8A TO 12N
TUESDAY - NO BREAKFAST
WED-FRID - 8A TO 12N
SAT/SUN - 8A TO 2P

CHECK OUR SOCIALS FOR THE LATEST UP TO DATE ON OUR EVENTS. THE BACKYARD BAR IS OPENING SOON!

WWW.SIDESTREETBARGRILL.COM

Official PMWFCA Ballot

This ballot may be duplicated for additional lots owned
In order to vote you must be a member in good standing

Ballot form information:

The 2025 General Membership Meeting will be held on **Sunday, May 18th 2025** at **1:00 pm** with **registration beginning at 12:00 pm.**

If you are not able to attend the General Membership Meeting please complete this ballot with your name, lot and section number and signature. If there are two owners on the deed, both must sign the form to make it valid.

Absentee ballots must be completed and received no later than **1:00pm on Wed May 14th, 2025.**

If you are mailing your ballot please mark the envelope “ballot” and send to:

Pocono Mountain Water Forest
250 Lakewood Drive, Miford PA 18337

If you are able to attend the general meeting, please bring this ballot with you.

Candidates for the Board of Directors (You may select all)

Please Note: There are currently (6) openings. We have (5) candidates (resumes in newsletter)

Douglas Crane

Pat Mastrocovi

Jeffrey Moran

Christina Salisbury

Marianne Baker

THE CURRENT ANNUAL DUES ARE: \$950.00

Increase the annual dues \$25.00 to \$975.00 a year

Increase the annual dues \$50.00 to \$1,000.00 a year

Signature _____ Signature _____
(Owner) (Co-Owner)

Lot # _____ Section # _____

Contact Information For Pocono Mountain Water Forest

Phone: 570-686-2989

Fax: 570-686-1195

Email: pmwf@ptd.net

Website: www.PoconoMountainWaterForest.com

Office Mailing Address: 250 Lakewood Drive, Milford PA 18337

Office Hours: Wednesday, Thursday, Friday, & Saturday / 11:00am to 6:00pm

See You Sunday May 18th at the Annual Meeting!

The End

Newsletter Created & Designed by Fred Alan for PMWFCA/@ 2025/2026