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### **BCLCA Board of Directors**

**Elaine Carosella**

*President*

Office Oversight

**Jim McElvaney**

*Vice President*

Human Resources, Rules  
and Governance

**Tom Anderson**

*Treasurer*

Finance, Lifeguards

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Stewart Hall

**Bill Allison**

Environmental, Tree Permits,  
Membership Services

**Rand Asher**

Human Resources, Maintenance,  
Roads, STR

**Marge Dunford**

Long-Range Planning, Office  
Oversight, Special Projects

**Dawn Gallo**

Beautification, Rules,  
Security, STR

**Kristine Good**

Lake/Dam, Membership  
Services, Communications

**Bill Gullone**

Maintenance, Roads, Driveway  
Permits, Pool

**George Kunkel**

Stewart Hall, Maintenance,  
Recreation

**Madeline Ligenza**

Security, Communications,  
Lifeguards, Beautification

**Pete Matone**

Lake/Dam, Pool

**Rick Monnig**

Technology, STR

**Chuck Weidman**

Building Permits,  
Covenants, Special Projects

## ***Welcome to Fall at Bear Creek Lakes***

### **President's Message**

Elaine Carosella

It's a great honor to be the new president of BCLCA. I've been an active part of the community for many years - mostly as a part-time resident, and more recently full-time. And I love our beautiful community.

You'll notice I use "community" frequently because that is exactly what we are. For some, this is a full-time home, while others use it as a weekend getaway, and others still use their BCL home as an investment. No matter which one you are, we're all part of a community with a singular goal - to make (and keep) BCLCA a great place to live.

This happens by being neighborly. Get to know your next-door neighbors, and some of the others on your street and around the corner. Participate in, or better yet, volunteer for some of the many varied activities in BCL. What you'll find is we're a diverse community of good, friendly people who want BCL to be the best for everyone.

I may be new to the job of President, but there are many long-term projects that are in a holding pattern. I want to see those projects finally move forward. At the same time, I want to make sure that we're keeping our community maintained at the highest level while keeping the membership informed and listening to your feedback.

It's up to us, the membership, to work together to keep BCLCA the best community in the Poconos. The best way you can accomplish this is to read and understand the rules of the community. Wear your badge when using any common areas. And, if you're not, don't be offended if Security, Crime Watch, or even other members ask if you're a member. We're all neighbors.

Until spring, I wish you a beautiful fall, a wonderful holiday season, and a manageable winter. And, if you see me around, say "Hello" because I'm not only your President, I'm also part of this tremendous community.

### **Editor's Notes**

Madeline Ligenza

Well, I have collected quite a few newsletters during my many years living in BCLCA. When I moved from one house to another, I must have lost a few copies. What I have done is read through what I have and I can see the many changes that have occurred from different Editors to new and improved updates within our community.

As I looked through the newsletters, the same sentences cropped up, such as, "You are the voice of BCLCA", "If you wish to contribute", and "We need your input". In other words, please contact the office at [office@bclca.org](mailto:office@bclca.org) if you wish to have something published.

I feel it an honor and privilege to be able to piece this puzzle together with the help of Linda Sott, Pam Berger, Joanie Findle, and newbie, Rita Mroz.

"No act of kindness, no matter how small, is ever wasted".

### **Treasurer's Report**

Tom Anderson

- I became Treasurer in February 2023. One of my first tasks was to understand how our funds were invested and how we could obtain a greater return on our investment.
- In February, the Capital Reserve and Improvement Accounts, along with a Capital Reserve CD, were closed out at MCT and those funds were moved to Morgan Stanley. In March, I then began working on the 2023-24 budget. I wanted to have a conversation with the membership to hear their concerns and comments. That meeting happened in April. It is my intention to again have a similar membership meeting in April of

2024 to discuss the budget for the 2024-25 fiscal year. I believe it is very important to obtain the membership's feedback in preparing the budget.

- It was not an easy decision to report to the membership that the dues would be going up \$100 for the 2023-24 fiscal year. In October 2023, I reported to the membership and the Board that there was a \$41,000 deficit for the 2022-23 fiscal year. Utilities, salaries, pool, lake & dam, and security were several of the reasons for the deficit. In the 2023-24 fiscal year, the following were expensed:

#### **CAPITAL RESERVE EXPENDITURES**

Repair transmission on tractor	\$ 4,566
Reupholster 27 chairs at Stewart Hall	894
New maintenance truck	49,050
10 new picnic tables	14,906
New roof for Stewart Hall	16,575
New heat pump system for Stewart Hall	11,500
Replace AED batteries and pads	476
Road tree trimming	27,000
Road paving	141,326
Total Capital Reserve Expenditures	\$266,293

#### **CAPITAL IMPROVEMENT EXPENDITURES**

New snow plow	\$ 4,864
Sump pump and trench for pool	1,775
Electrical for new pool drain	1,084
Boat ramp dredging	2,200
New AED	711
Informational sign for vernal pool area	1,180
Playground equipment	10,145
Total Capital Improvement Expenditures	\$21,959

- We have engaged Connolly, Grady & Cha to perform the audit for the 2022-23 fiscal year. As of October 6, all information has been provided to conduct the audit and to complete the tax return. Finally, I have obtained five proposals for an on-site Reserve Study. The Long-Range Planning Committee will be reviewing the proposals and provide their input on making their recommendation.

### **What is an Executive Session and Why Does the Board Have Them?**

Attorney Tom Nanovic

- Section 5.11(c) of the BCLCA bylaws provide that the Board may "conduct portions of meetings in executive sessions." What are executive sessions? Executive sessions are closed sessions of the Board attended only by the Board members, and those persons necessary, usually the BCLCA lawyer, to conduct the matter at hand. They are an exception to the general rule that the Board meetings are open to all BCLCA members in good standing. Executive sessions may be called before, during, or after a Board meeting. For the convenience of members attending the open meeting, the Board typically calls executive sessions near the end of the meeting, unless there is a good reason to do otherwise.
- There are no minutes or recordings of what is discussed in executive session. A Board member breaches the fiduciary duty he or she owes to BCLCA if he or she does not keep confidential what is discussed in the executive session, unless and until such time as the Board as a whole decides otherwise.
- What is discussed in executive session? The BCLCA bylaws provide, "In executive session, the Board may only discuss matters that are confidential, privileged or involve personal privacy, such as personnel issues, legal matters or similar subjects as may [be] deemed appropriate by the Association's legal counsel." That last phrase,

"similar subjects as may [be] deemed appropriate by the Association's legal counsel" is very broad. Unfortunately, unlike the Sunshine Act, which applies only to political subdivisions and not property owners' associations, there is no statute which explicitly states what can be discussed in executive session; and there is very little caselaw on this subject. Having said that, all of the Boards which I have represented at BCLCA have taken a very restrictive view on what can be discussed in executive session. This fosters both transparency and trust. No Board wants to be accused of "doing things behind closed doors."

- In support of this concept, nothing discussed in executive session becomes effective unless and until the Board, following the executive session, reconvenes in open meeting and approves the action discussed in executive session. In this way, the Board balances its duty to keep the members informed of what it is doing with the reality that certain matters, for legal or practical reasons, cannot be discussed in an open meeting.

### **Beautification**

Madeline Ligenza and Dawn Gallo

This year we plan to have an early start. We will have a meeting after the holiday season. We will send out notification for a date for "Spring Cleanup" and then we will select dates for planting. Please volunteer. The more volunteers we have, the less work individuals will have to do.

### **Communications**

Cathy Loftus, Madeline Ligenza, Kristine Good

- Hello! What a great community we live in. We like to keep members up-to-date on the happenings in the community by adding information on our BCLCA's website and Facebook Information page. We also use email blasts to help keep you informed. Our wonderful volunteer, Lorraine Bender, has retired from doing our bulletin board at the main entrance. Thank you so much, Lorraine! George Kunkle and Bill Allison will oversee it now.
- There is so much information on the BCLCA website ([www.bclca.org](http://www.bclca.org)). Some important information is available like Deed Covenants, Bylaws, Rule Book, Finances, and Board Meeting Minutes. Our committees have their own pages and have information on what they are working on. Take a look and see if there is something you would like to join and help out. Do you know we have a weather station at BCL? It is located on top of the Maintenance garage. If you're ever wondering what the weather is like in our development, just look at the BCLCA homepage and you can see. In the next few months, with the new addition to our committee, board member Kristine Good, we hope to update our website and make it more user-friendly. Please be patient as we navigate this new adventure.
- Madeline Ligenza oversees BCLCA Facebook. She is always updating information and sharing many pictures of events and additions to our community. Her dedication to keeping members informed is truly admirable.
- To help keep our community great and informed, we need members' help! Please update your information with the office, sign up in the Member section so you can get the email blasts, and read the Board Meeting Minutes to be informed. As was stated before, we do not answer questions/comments on Facebook. If you have questions or concerns, please reach out to the office: [Office@bclca.org](mailto:Office@bclca.org) or [webmaster.bclca@gmail.com](mailto:webmaster.bclca@gmail.com). We will direct your question/concern to the correct person and have someone answer you within a few days. Thank you and keep checking the website!

## Technology Committee

Rick Monnig

- The Technology Committee, in cooperation with the Lake & Dam Committee, is working on a project to bring Wi-Fi to the beaches and boat launch. The system will provide free wireless Internet to residents and guests enjoying the beaches and boat launch, and deploy network infrastructure for supporting BCLCA services and needs in the future, such as security cameras. The beach and boat launch systems could be solar-powered to avoid installation and monthly costs for utility electric service, and we intend on utilizing volunteer Technology Committee technical capabilities and maintenance department resources to complete the project.

## Environmental Committee

Bill Allison



The committee met virtually on September 11 and announced that Bill Allison, the newest Board member, would lead Environmental as Chairperson. Environmental volunteers plan to meet October 11 to plant new trees, and those previously purchased, and also to remove the Barberry from around Stewart Hall. New trees will have identification labels. We will be looking for "Weed Warriors," volunteers to remove invasive species and volunteers to water and adopt new trees.

- The committee laid out a plan for the rest of the 2023-2024 year. Mike Gogal, Elaine Carosella, and Bill Gullone walked the play area path in order to extend it away from the picnic area to allow members to

walk their dogs on a longer hike to South Beach, which will take time to complete because the project will encounter lots of rocks.

- Barb Fogal is interested in keeping a log on the lake's water quality. The committee is intent on removing invasive plants and educating the community on native planting.
- Mike Gogal made a motion to approve the mission statement, seconded by Bruce Amos. All approved.
- Any hard-working interested persons are encouraged to join the committee. Contact Bill Allison at (610) 457-0370 to volunteer.
- The new trees to be planted October 11 will be: Red Twig Dogwood, Sassafras, Spicebush, Bayberry, Inkberry, Clethra Hummingbird, American Hazelnut, Eastern Redbud, Umbrella Magnolia, and Shamrock Holly.

## Long-Range Planning Committee

Marge Dunford

- The LRPC has just started a project to have our Reserve Study updated with a site visit by an engineer to have a more accurate plan. We are currently reviewing all items in our Reserve Study, updating quantities, and documenting the completed items, upgrades, and additions.
- We have been producing a Strategic Plan Status Report Update each quarter. This lists, on one page, each focus area, the person or committee who is working each area, and a status with some comments on what happened during the last quarter.
- A copy of the September report is printed below. You can find updates every quarter on our website.

Status Report Update as of September 2023

Strategic Focus Area	ST/LT Goal	Responsible Party	LRPC Owner	STATUS	Comments
Execute Reserve Plan	Update 2021 Reserve Study	BCLCA Treasurer	Marge Dunford		Reviewing the reserve plan and has solicited bids to redo reserve plan as we know there are issues with it. Bill Gullone is on schedule with roads. <b>NO CHANGE</b>
Execute Reserve Plan	Align Capital Expenditures with the Reserve Plan	BCLCA Treasurer	Marge Dunford		On-going discussions required between all responsible parties and LRPC to update \$ values, prioritization and possible additions/changes. <b>NO CHANGE</b>
Execute Reserve Plan	Budget and Implement plans for assets on the reserve plan for 2023	BCLCA Treasurer	Marge Dunford		Reviewing the reserve plan and has solicited bids to redo reserve plan as we know there are issues with it. Bill Gullone is on schedule with roads. <b>NO CHANGE</b>
Execute Reserve Plan	Prioritize assets due for update in the next 2-5 years	BCLCA Treasurer	Marge Dunford		Reviewing the reserve plan and has solicited bids to redo reserve plan as we know there are issues with it. Bill Gullone is on schedule with roads. <b>NO CHANGE</b>
Execute Reserve Plan	Ensure funds are in place for projects for the next 2-5 years	BCLCA Treasurer	Marge Dunford		Additional evaluation of Reserve Funds required to align with the long term plan. <b>Tom has created a new Committee to make recommendations.</b>
Preserve the lake and maintain the dam	Continue L&D committee's Fishery Management Program	L&D Committee Chair	Jim Creighton		Stocked 500 Walleye per AEC's recommendation. This is an on-going process in conjunction with AEC and the L&D Committee. <b>NO CHANGE</b>
Preserve the lake and maintain the dam	Develop and evaluate design plans for dam and spillway	L&D Committee Chair	Jim Creighton		Working with RKR Hess to determine the best approach to come into compliance. <b>Proposal currently being reviewed by the L&amp;D Committee.</b>
Preserve the lake and maintain the dam	Storm water run-off mitigation plan	L&D Committee Chair	Jim Creighton		<b>Storm Water Threat Mitigation Plan recommendations implemented but additional researched required for Blue Jay and South Beach.</b>
Preserve the lake and maintain the dam	Investigate the need to dredge the lake	L&D Committee Chair	Jim Creighton		Boat Launch was dredged by Maintenance. <b>Data collection for analysis purposes for the future dredging possibilities pending.</b>
Continue development of the comprehensive community land use plan	Investigate land use possibilities for recreation, preservation or other beneficial uses	LRP Committee Chair	Marge Dunford		Pending resolution of the March litigation. <b>NO CHANGE</b>
Update BCLCA governing documents	Potentially develop new Declarations	Declarations Committee Chair	Marge Dunford		<b>No new Declarations being considered at this time.</b>
Update BCLCA governing documents	Potentially develop revised Rules and By-Laws	Rules Committee Chair	Marge Dunford		Review of the current Rule Book, with the goal to make them more understandable and concise. By-laws will follow a similar review in the future. <b>On-going project, no change.</b>
Develop Pool/Aquatics Facility Plan	Investigate the future plans for the pool	Pool Committee Chair	Marge Dunford		Determining how best to reach out to membership for input on future pool amenities. Carlton Pools assessment on 9-13-23. <b>On-going discussions required.</b>
<b>THREAT MITIGATION</b>	Execute the Comprehensive Storm Water Management Plan	Chuck Weidman	Marge Dunford		<b>Storm Water Management Committee made their recommendations for Blue Jay to the BOD. Additional research required for Blue Jay and South Beach. On-going discussions.</b>
<b>THREAT MITIGATION</b>	Develop a comprehensive Short-Term Rental (STR) Plan	STR Committee Chair	Marge Dunford		<b>Based on feedback from the STR Committee, implemented changes to fees and STR rules. On-going discussions.</b>
<b>THREAT MITIGATION</b>	Compliance with DEP dam and spillway regulations	L&D Committee Chair	Jim Creighton		Working with RKR Hess to determine the best approach to come into compliance. <b>RKR Hess proposal being reviewed by the L&amp;D Committee.</b>



## Lake/Dam Committee

Pete Matone and Kristine Good

- The Lake and Dam Committee has been very busy this year.
- This spring, we dredged the boat launch, installed the docks, added a bike rack, and installed a handicapped Porta Potty. We stocked 500 walleye in the spring, and we are intending to stock 500 more this fall. We launched a web-based fish survey with mobile device QR codes on the bulletin boards, as well as a link on the website, so that members and their guests can help us capture data on what the fish anglers are catching and use the information to help with lake management decisions.
- The lake was treated for weeds, and water testing for nitrates and nitrites has been ongoing. At the beginning of the season, we had the beaches cleaned and raked. Each summer, we inevitably must close one or both beaches temporarily due to bacteria in the water. We were fortunate this past season to have the beaches closed only a few times.
- The Committee has been reviewing recommended dam modification options from our engineering firm to bring the dam spillway up to current PA State requirements and we are obtaining quotes for outflow pipe inspection, a periodic dam maintenance task.
- We have completed plans for an erosion mitigation project for both beaches, have filed for DEP approval, and intend to have this project completed before winter.
- We hope everyone had a great season at the lake, and we will continue to make improvements so we can continue to preserve and enjoy our great lake and beaches.

## Maintenance

Bill Gullone, Rand Asher and George Kunkel

Since our longtime resident and Maintenance worker, Terry Baughn, resigned in July, we have added two new Maintenance workers. Please welcome aboard Damian Lewis and Scott Davies. The Maintenance crew is currently working at North and South Beaches diverting water runoff to stabilize our beaches from rainstorms. Fall cleanup is soon upon us and we will be preparing for the winter snowplowing season.



Damian Lewis



Scott Davies

## Human Resources

Rand Asher and Jim McElvaney

- The purpose of HR is to serve as a liaison for communicating between the employee and the Board of Directors.
- It has been a busy year for Human Resources as we hired a new office manager, Christine Slinsky, and two new Maintenance personnel, Damian Lewis and Scott Davies. I feel all of the new personnel will take a fresh look at the tasks we do and move them forward in a positive way.

## Lifeguards

Tom Anderson and Madeline Ligenza

Any lifeguards and attendants who worked this last season, please let us know your interest in returning, and anyone interested in either position please submit your application to either: [t-anderson@comcast.net](mailto:t-anderson@comcast.net) or [mlballet@ptd.net](mailto:mlballet@ptd.net)

## Membership Services

Kristine Good and Bill Allison

- The Membership Services Committee is responsible for monitoring member accounts and assisting members to keep their account current and in good standing. All members with accounts in good standing have full access to all community amenities. Members with accounts not in good standing, such as accounts with outstanding lot assessments and/or unpaid citations, will not be able to obtain badges and will not have access to community amenities.
- If you have any questions about your account, please do not hesitate to contact us at [Billing@BCLCA.org](mailto:Billing@BCLCA.org). We are happy to answer your questions and assist you.

## Pool

Pete Matone and Bill Gullone

- Thanks to this year's staff: Scott Karaman Director, Head Lifeguards: Kristen Scott, Anne Smiley, Lydia Wallace, Swim Instructors: Anne Smiley and Sam Hydro, Pool/Beach Attendants: Carole Kearney, Anne Smiley, Sue Whiteley, Bettie Fanelli, Christina Vea, Adrienne Karaman.
- Special Kudos to the 4 lifeguards involved in saving our resident's life: Matt Donski, Ryan Bailor, Kai Mele, Keiran Mele. We are very proud to have had these highly trained professionals.
- Very special thanks to: Linda Sott who kept everyone's head on straight and Maintenance Bill Gullone and the crew: Jim Halpin, Terry Baughn, John McMenamin, and Andy Graber for always being there when we needed them.
- **ACTIVITIES:**
  - Ran a successful lap swim program, 7 days a week, throughout the entire summer.
  - Water aerobics were held 5 days a week and it was another spectacular season for the participants.
  - Successfully ran swim lessons twice a week, Tuesdays and Thursdays with a makeup date on Friday, if needed.
  - A job well done by all our guards, both at the pool and the beaches.
  - Both our pool gate attendants and newly-employed beach attendants did a remarkable job. The beach attendants made our beaches safer for the BCL community and received many compliments from the residents. It is recommended that the beach attendants remain in place for the upcoming years.
  - The Maintenance staff did a phenomenal job in keeping our pool in tip-top shape and the water sparkling clean.
  - BCL held its first float night at the pool and it was a huge hit.





## Permit Notes

Chuck Weidman

- If you are a property owner within BCLCA, looking to build a new home or addition, the permit requirements are listed in BCLCA'S Rules. Also listed within the rules, are the permit requirements for the new construction of sheds, decks, and fences. It is important to know that all Covenant restrictions and setbacks are found in the property's full deed on file at the county courthouse. Furthermore, certain Penn Forest Township setbacks and requirements can be more restrictive than BCLCA'S and take precedent. Just remember to review all the requirements within both BCLCA'S rules and PFT office when applying for a project permit.
- For your convenience, there is a list of required permits for Penn Forest Township posted on the BCLCA office lobby bulletin board.

## Recreation

Cathy Loftus and George Kunkel

- What a great summer! There were a ton of activities for all ages to enjoy. Thank you to all the volunteers who help make these events happen. We could not have done them without you!
- Our Committee has been busy planning for our fall/winter events. We would like to make the Trunk or Treat a great event for all ages to enjoy. Hotdogs and cider will be served. We even made Stewart Hall a Haunted House for members to walk through. There is also an Adult Halloween Party. Scary things are happening at BCL on October 27-28.
- Other planned events are:
  - Karaoke: Thursday, Oct 19, Nov 16, Dec 21 at 7PM
  - Country Line Dancing: Friday, Oct 20 at 7PM
  - Candy Bar Bingo: Friday, Nov 10 at 7PM
  - Chili Cook-Off: Sunday, Nov 12 at 2PM
  - Christmas House Decorating Contest: Saturday, Dec 16
  - Pizza with Santa/Kids Christmas Party: Saturday, Dec 9 at 5PM
  - Dirty Bingo: Friday, Jan 12, Feb 9, March 8 at 6:30PM
  - Cornhole: Saturday, Jan 13 at 7PM
  - Karaoke: Friday, Jan 19, Feb 16, March 15 at 7PM
  - Super Bowl Party: Feb 11 at 5PM
- In the works: Wine About Winter, St. Patrick's Day, Cornhole, Sip n Paint and more Country Line Dancing. Keep checking our website for updates.
- We look forward to having activities for all to enjoy! Hopefully not too much snow this year. If you have an idea for an event or would like to volunteer, please contact us. Thanks!

## Rules

Jim McElvaney and Dawn Gallo

- The Rules Committee is continuing the process of reviewing our Rule Book with the goal of making our rules as clear as possible, along with making updates where needed. Our rules have to be adapted constantly in line with our experiences and the events we encounter. Rule changes are discussed at Board meetings, so please attend these meetings in person or via Zoom to keep up-to-date on what is occurring in our community.
- Rule change highlights since the Spring Newsletter: 1. Fees increased and requirements changed for replacing lost Identification Badges and/or Parking Placards. An escalating cost and fine structure, per occurrence, along with the member returning all remaining badges and placards before replacements are issued. (See Rule Book on BCL website for further information), 2. When a proposed new rule(s) is introduced at a Board meeting, members have until the next scheduled Board meeting, which must be a minimum of 21 days from the date the rule is introduced, to submit or present their comments. If the rule

or amended rule is approved at that next Board meeting, it may be effective immediately, or on a date specified by the Board., 3. All Short & Long-Term Rentals are now accessed an annual fee - \$250 for STR and \$100 for LTR., 4. Established a minimum age requirement of (25) years for the primary renter of any rental property.

- A few important reminders: You must be at least 12 years old to drive a golf cart, and you must be accompanied by an individual 15 or older. Violators could be subject to a citation and/or fine.
- Please do not feed the wildlife. The animals have been here long before us and can survive on their own. Feeding corn to deer in the winter can cause them serious health problems which can become fatal. Also, feeding deer or birds may attract bears. It is unlawful to continue to feed wildlife that unintentionally attracts bears. (See Title 58, Chapter 137.33, PA Game & Wildlife Code). It is also against the law in PA to intentionally feed bears. Please notify the PA Game Commission at 833-742-4868 if you observe anyone feeding bears.

## Security

Madeline Ligenza and Dawn Gallo

- The first order of business is to introduce Dawn Gallo who will be working with me on the Security Committee. Dawn is a fellow Board member and is very gracious and caring, and we will be working as a team.
- Security is not a Police Force. Security is in BCLCA to uphold the rules set forth in our community.
- Issued citations seems to be criticized by residents. Actually, so far this fiscal year, these are the citation statistics: 66 citations issued (48 members, 18 non-members), collected \$6040 (\$5615 members, \$425 non-members), unpaid \$1265 members, \$935 non-members). Some non-members actually do pay their citation fines. This was questioned at a board meeting.
- Issuing 66 citations in a fiscal year is not that many. However, there are residents who complain they are "targeted". The concept of issuing a citation is because a rule of BCLCA has been violated and the violation observed; therefore, a citation is issued.
- Citations are not issued to gain "revenue". Please keep this in mind. The purpose of citations is to enforce the rules set up by BCLCA.
- If you check the Committee reports on our website, the most common rules not being obeyed are: speeding, illegal parking, illegal garbage, unattended fires, trespassing and trespassing on the breast of the dam, failing to stop at stop signs, and no badge ID at an amenity.
- Raising seven children and then providing driving lessons was a real challenge. My father taught me and he was strict with driving rules. He told me to stop and count to three before proceeding. I learned to drive in NYC. Trying to enforce this rule with my children was a task. They finally realized why. Most drivers in BCLCA tend to roll through stop signs. I follow them down Midway all the time and shake my head.
- As it has been indicated many times, please read the Rule Book.
- Please wear your badges.
- If you do not identify yourself with a call to Security Dispatch, it is not considered a complaint.
- Operators of golf carts must be 12 years of age or older. Children between ages of 12 to 14 must be accompanied by an individual 15 or older when operating a golf cart.

## Crime Watch

Madeline Ligenza and Dawn Gallo

- Crime Watch is an extremely integral part of BCLCA. They are your eyes and ears in the community. They contribute many hours of their time and gas. Some members do walking tours also.
- There are about 24 members, depending on the time of year, since some are not here during the colder months but return to duty in the warmer months.
- As was explained at the August meeting, an approximate calculation of time spent and gas mileage was presented. A rough calculation regarding 365 days per year times two people on a given day of the schedule would be 730 man-hours per year at approximately \$9.00 per hour (volunteers are not paid) would be \$6,570.00. Calculating approximately ten miles per shift at \$3.89 (summer price of gasoline) depending on the vehicle, is \$2,839.70. A rough calculation of what it would hypothetically cost to operate Crime Watch, would be \$9,409.70.
- Some of the Crime Watch vehicle signs are old and in poor condition. Five new sets have been purchased and will be replacing those that are in bad condition.
- These volunteers are proud to contribute to our community. If they are asked to serve extra shifts on holiday weekends, they comply. The schedule is sent out every Friday morning and is usually filled by the end of the weekend. We hold meetings when necessary.
- If anyone is interested, please contact either Dawn or myself or call or email the office.

## Stewart Hall

George Kunkel and Cathy Loftus

- Hello everyone!
- Improvements to Stewart Hall are in progress, and they are extensive and well-planned. The main entertainment deck has been replaced. Upgrades to the railings and stairs ensure safety and styling to complement the overall beauty of Stewart Hall. The office entrance deck will be upgraded and expanded to enhance easy access and safety using trek boards for style and endurance. The entire exterior will also be painted and necessary repairs made to protect the structure from the extreme weather conditions. New exterior doors will ensure easy entrance and exit. The roof has also been replaced.
- Many thanks to Todd Laudenschlager and Bill Gullone for planning and completion of these upgrades.
- Stewart Hall is a welcoming refuge for members and guests to enjoy. Please review our calendar of activities for the winter months; there may be an activity you would like.



## Book Club News

Leta Thompson

- Our Book Club got off to a great start in September. We had local author Judy Umlas as our guest. She wrote "Soulmates and Strangers" which told about her mother's life-long relationship with her

pen pal in France and how Judy connected with this relationship through years of letters that her mother and her pen pal in France had sent to each other. We each brought something of our past to share with the group. It was an uplifting experience for all of us!

- Our meetings are held on the third Tuesday of each month - September through June - at 10:00 AM in Stewart Hall. We select and vote on our book choices for the year. After we read and discuss a book each month, we rate it from 0 to 5. We have some lively discussions! It is interesting to see how everyone views the books we are reading.

If you are interested in joining us, please call me, Leta Thompson, at 570-325-2121 or email me at [drletat@gmail.com](mailto:drletat@gmail.com). All are welcome!

## STR Committee Update

Rick Monnig, Rand Asher, Dawn Gallo

- At the August Board Meeting, the Board decided not to pursue a Bylaw or declaration amendment at this time. Penn Forest Township (PFT) has the authority to enforce their rules and has a pretty good set of rules. Below is a summary of the current PFT ordinance and information on how to report violations. It is important to make sure that violations are reported properly, in a timely fashion, so that the rules can be enforced. Please make sure you are only reporting violations to the ordinance, as false reports can have a \$1,000 fine.
- **There are 2 ways to report a violation:**
  - Submit a Short-Term Rental Complaint through the PFT website: <https://pennforest-pa-str-complaints.deckard.com/>
  - Call the 24/7 Hot Line Phone Number: 855-255-5767

### Summary of PFT Rules for STRs:

- **Unreasonable Noise:** Any sound that is plainly audible to an unaided human ear at any boundary line of the lot(s) or parcel(s) of land on which the Short-term Rental (or any activity, operation or use related to or associated with the Short-Term Rental) is located between the hours set forth below (1) for a continuous period in excess of fifteen (15) minutes, or (2) more than a total of thirty (30) minutes in any four (4) hour period:

Sunday	9:00PM to Monday at 8:00AM
Monday to Thursday	9:00PM to 8:00AM
Friday & Saturday	12:00AM to 8:00AM

  - On the following holidays, the hours for the noise restrictions are from 2:00AM to 8:00AM: New Years Day, Memorial Day, 4th of July, Labor Day.
- **Overnight occupants not to exceed an average of two persons per bedroom** (i.e., number of occupants/number of bedrooms = average) plus four additional persons per residence. **Children (2 years old or younger) shall not count towards the limit of overnight occupants.** (Example, 3 bedrooms have the maximum of 10 overnight guests.)
- **The number of bedrooms permitted for a short-term rental shall not exceed the number of bedrooms approved for the dwelling unit on the sewage permit issued.**
- The use of open fires, fire pits, charcoal-burning grills or other devices (as applicable) shall be the responsibility of the owner or contact person and shall comply with Ordinance No. 08-05 (An Ordinance of the Township of Penn Forest Restricting Fires and Open Burning; and Prescribing Penalties for Violations). All open fires shall be extinguished by midnight.
- **Limitations on how to market the rental.** Must match information on license, occupancy, bedrooms, rental license number, property address. Advertisement must be submitted to PFT Enforcement Officer.
- **Violations, Penalties, and Costs**
  - Failure to comply with any provision subjects the owner to criminal



prosecution and the revocation of any short-term rental license previously issued. The fine of not more than \$1,000 per day, per violation, together with costs, including reasonable attorney fees.

- **License Revocation.** If an owner is convicted of three (3) violations which occurred in any rolling twelve (12) calendar month period, then the license shall be revoked by the Township for one (1) year and the short-term rental must be discontinued while the license is revoked. The conviction of a fourth or more violations shall be cause for permanent revocation of the license. Any violation of the PA Sewage Facilities Act and applicable regulations may result in immediate license revocation until the violation is corrected.
- **Please see the PFT website for the official rules and information.** There have been multiple modifications to the STR rules by PFT, which we tried to incorporate into this summary. We cannot guarantee that the summary provided is the latest information.

### Family Softball

Elaine Carosella

- The family softball game was held on August 12, 2023 on an absolutely beautiful Saturday. We had many players, young and old, male and female. There were hot dogs, Philly pretzels, soda and water. We had lots of fans to cheer on the players. Many came out to support this activity.
- We want to thank our team managers: Tom McKeon, Dave Stokes, sign in person Susan Koszelak, and cooking the hotdogs was done by Gordon Dunlop, Jr.
- Great fun was had by all. Mark your calendars for next year. See you on August 10, 2024.



### Moonlit Cruise

Lisa Ivan

How lucky are we to have a gorgeous lake "in our backyard"!?! The moonlit runs have grown over the years. Such a fun, exhilarating, and magical night under the full moon. Meeting in the middle of the lake off of South Beach, heading to the peninsula and watching a lake sunset, and heading back under a full bright moon. Dates are determined by weather and moon status. Can't wait to see you in 2024!

### Christmas Holiday Decorating Contest

Lisa Ivan

Hello BCL! Nothing warms you up to the Holidays like a drive through your neighborhood which is all decked out. BCLers don't disappoint! Over the years, we have had as many as 27 participants and as few as 4 (Covid year). It is always a fun time driving the judges around and awarding the top 3 tallied winners with cash prizes. Every participant receives an ornament. Looking forward to this year's contest and seeing the neighborhood shine bright the Christmas spirit!

\*Must register your home to be judged \*

### Arts and Craft Show

Earlene Russell

The 5th Annual Bear Creek Lakes Arts and Crafts Show was an immense success. The show featured high-quality handmade goods and fine art produced by 14 residents and members of BCL. Lots of sales! Shoppers were genuinely interested in their neighbor's creations, asking questions, and appreciating the work. This event was enjoyed by all those who were selling, as well as all who attended the show.

### TGIF

Diana Bochantin

On Friday, December 15, 2023, we will have our annual TGIF Christmas Party at 6:00 PM in Stewart Hall. As in the past, each participant is asked to bring a wrapped gag gift. In addition, all are asked to bring an appetizer, salad, entrée, or dessert to share. Bring your own drinks. For reservations, call Diana at 570-732-4262 as space is limited.

### BCLCA goes to Penn's Peak

Diana Bochantin

On October 18, 2023, a group of BCL members enjoyed a luncheon show at Penn's Peak honoring Dolly Parton and Kenny Rogers. This is our 3rd annual trip there and all enjoyed it very much. Plans are being made for next year's show. More information to follow.

### Ladies Luncheon

Lona Nelson

For many years, the ladies of BCL have met for lunch once a month. We meet at different local restaurants on the second Thursday of each month. Time and location are communicated through email. If you would like to be added to our email list, please send your email address to lona7@msn.com. We look forward to seeing old friends and meeting new ladies of BCL.



### WANTED: BCLCA AQUATICS DIRECTOR

Tom Anderson and Madeline Ligenza

- **GENERAL FUNCTION:** The Aquatics Director is responsible for all day-to-day operations of the pools, including but not limited to the staff, scheduling, pool water management and safety, and programs designated as priority community needs.
- **QUALIFICATIONS:**
- Must have 2-3 years management experience in aquatics/aquatic-related facility
- Must be 25 years or older
- Must possess a valid driver's license
- Must have a flexible schedule on weekends
- Must be motivated and have a strong work ethic
- CPR/AED and First Aid experience
- American Red Cross Lifeguard Management Certification Recommended
- Competitive salary to be offered based on experience
- To apply, email resume to Tom Anderson at Treasurer-BCLCA@gmail.com

Hiring pool and Lake attendants also



**Stewart Hall Library**  
Sue Whiteley

There are many new books donated by generous members. Our faithful volunteers work to keep the library in order. There is an extensive collection of cookbooks. Please stop in when the office is open and borrow some books for the long winter months ahead. Email Sue Whiteley at whiteley@ptd.net if you have questions.

**BCL Annual Golf Tournament**  
Bill Gullone

The White Birch Golf Course, which is now under new ownership, was the location for this year's BCL Golf Tournament. We had a group of 36 golfers and the weather was great. A breakfast buffet was served prior at White Birch and a lunch buffet followed at Reiley's Pub. First place was tied with a score of 60 by Jason Gratkowski and Paul Lonie. Hole 3 determined the winner by one point. Gratkowski came out on top, Lonie took 2nd place. Other prizes: Closest to Pin Jr- Joe Cerimele, Closest to Pin Sr- Pete Hillman, Long Drive Jr. - Eric Donski, Long Dr Sr-Bob Swensen, and Closest to the line – Gordon Dunlop Jr. If anyone is interested in running next year's tournament, please contact Bill Gullone 570-325-2191.

**Safety/Security Tips**  
Madeline Ligenza

- After you enjoy your morning brew or perfectly toasted bagel, unplug the coffee maker or toaster until tomorrow.
- Gaming systems use energy even when they're in standby or sleep mode. When the kids put down the controller, remind them to shut the system down too.
- After you sign off for the night, your home computers, laptops, tablets, and printers are still on the job. Shut them down and save.
- Chargers are the worst energy vampires of them all. Unplug these as soon as your devices are fully charged.

**Gone, but Not Forgotten**



Mel Lomax passed away August 17, 2023. Mel was a Navy Veteran who served during the Vietnam War. Mel retired from Kovatch in Nesquehoning. Having always been in that field, Mel had a wealth of knowledge about fire trucks, equipment, and apparatus. Mel was a member of the Penn Forest Township Volunteer Fire Company No. 1, most recently as their Treasurer. He loved his family, his children, and he loved to cook at the Fire

Company. Mel will surely be missed by his family and friends and members of the Fire Company.



# BIG CHANGES COMING TO BCLCA BOD ELECTIONS

Proposed changes listed  
below with details in the  
Spring Newsletter.

August 31, 2024

- Secret Ballot
- Candidate Bios on the web or available in the office
- New and improved Meet-and-Greet
- Plus more

Brought to you by the BCLCA Election Committee







Quilting Club



#### IMPORTANT TELEPHONE NUMBERS

##### Bear Creek Lakes Civic Association

BCLCA Office	570-325-3334
BCLCA Fax Number	570-325-8156
Maintenance	570-325-8270
Security	570-325-9322

*Note: Calls revert to the Communications Center of the outside Security firm when officer is not on duty.*

##### State Police, Lehighton Barracks

610-377-4270
Road Conditions Carbon County
610-377-1880
Pa. State Turnpike
800-331-3414

##### Penn Forest Township

Township Secretary	570-325-2768
Building Inspector	570-325-2760

##### Carbon County Communications Center

Fire Company #1	911
Ambulance (Lehighton-903 Substation)	911
Non-emergency number, Burning Permits	570-325-9111

##### Carbon County

Court House Information	570-325-3611
K-9 Dog Control (M.-F. 9:00a.m. to 5:00p.m.)	570-325-4828

**BURN BAN**  
**Minimum \$250 Fine**  
**plus \$15.00 Administrative Fee**  
**When there is a**  
**Burn Ban in Effect**

## **BCL BOAT RACK LOTTERY REGISTRATION FORM – YEAR 2024**

ALL information must be completed (including Sticker #) and returned to the office

**No earlier than January 1, 2024 and no later than March 31, 2024**

To be eligible for the lottery.

Name: \_\_\_\_\_

BCL Address: \_\_\_\_\_

Non-BCL Address: \_\_\_\_\_

City & State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Type of Boat/Weight: \_\_\_\_\_ Sticker #: \_\_\_\_\_

In order to be eligible to participate in the lottery for a boat rack, I hereby agree to the following terms and conditions concerning the use of the boat racks for the year identified above:

1. Annual boat rack rental fee is \$25.00.
2. I understand, and agree, during any period when the boat is in the boat rack, Bear Creek Lakes Civic Association (hereinafter referred to as “the Association”) is not responsible in any manner if the boat is stolen or damaged and I expressly waive any right whatsoever to seek damages from the Association if the boat is stolen or damaged.
3. I agree to remove my boat from the rack area prior to December 1, 2024. I understand and agree if my boat is not removed by December 1, the Association has my expressed permission to remove the boat(s) from the boat rack and store it/them at a storage charge of thirty dollars (\$30) per boat, per month, which I agree to pay. I also understand, and agree, during any period when the boat is stored by the Association, the Association is not responsible in any manner if the boat is stolen or damaged and I expressly waive any right whatsoever to seek damages from the Association if the boat is stolen or damaged.
4. I understand the Association will only store boats until April 30 and then they will be considered abandoned and will be disposed of by the Association as it deems appropriate. I expressly waive any right whatsoever to seek damages from the Association if the boat is disposed of.
5. I understand only one rack will be assigned in the original lottery. Any additional racks may be requested (on a separate form) after Memorial Day weekend of the current year.
6. I understand each rack has a maximum capacity of either: one rowboat, one canoe, two kayaks, or two SUP's provided they DO NOT restrict the egress of the adjoining racks or weight becomes detrimental to the rack load. All boat/ watercraft must have a valid BCLCA boat sticker attached and visible.
7. Any watercraft found on a BCLCA rack without BCLCA stickers will be secured to the rack by Maintenance until the required stickers are obtained, applied, and a \$25 maintenance fee is paid.
8. I agree I am the owner of the property listed above and understand only the member may apply for the boat rack.

Date \_\_\_\_\_ Registrant \_\_\_\_\_

Special requests & notes: (rack location preference – Boat Launch, North Beach, South Beach, Indian Trail)

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When you have completed the form, save it, and email it to [Office@bclca.org](mailto:Office@bclca.org) or print a copy and mail or deliver to the office at 57 Pool Drive, Jim Thorpe, PA 18229



## EVENTS FOR 2023/2024

(Information for the following events will be posted on the website [bclca.org](http://bclca.org) and subject to change)

### NOVEMBER

Thurs Nov 9	Ladies Luncheon - 12:30PM (location TBD)
Fri Nov 10	Candy Bar Bingo – 7PM (Stewart Hall)
Sun Nov 12	Chili Cook-Off – 2PM (Stewart Hall)
Thurs Nov 16	Karaoke - 7PM (Stewart Hall)
Sat Nov 18	BCL Board Meeting - 9AM In person and via Zoom (Stewart Hall)
Tues Nov 21	Book Club - 10:00AM (Stewart Hall)

### DECEMBER

Sat Dec 9	Kids Christmas Party/Pizza with Santa – 5PM (Stewart Hall)
Thurs Dec 14	Ladies Luncheon - 12:30PM (location TBD)
Fri Dec 15	TGIF Christmas Party – 6PM (Stewart Hall)
Sat Dec 16	Christmas House Decorating Contest -
Tues Dec 19	Book Club - 10:30AM (Stewart Hall)
Thurs Dec 21	Karaoke – 7PM (Stewart Hall)

### JANUARY

Thurs Jan 11	Ladies Luncheon - 12:30PM (location TBD)
Fri Jan 12	Dirty Bingo – 6:30PM (Stewart Hall)
Sat Jan 13	Cornhole Tournament – 7PM (Stewart Hall)
Tues Jan 16	Book Club - 10:00AM (Stewart Hall)
Fri Jan 19	Karaoke – 7PM (Stewart Hall)
Sat Jan 20	BCL Board Meeting – 9AM In person and via Zoom (Stewart Hall)

### FEBRUARY

Thurs Feb 8	Ladies Luncheon - 12:30PM (location TBD)
Fri Feb 9	Dirty Bingo – 6:30PM (Stewart Hall)
Sun Feb 11	Super Bowl Party – 5PM (Stewart Hall)
Fri Feb 16	Karaoke – 7PM (Stewart Hall)
Sat Feb 17	BCL Board Meeting - 9AM In person and via Zoom (Stewart Hall)
Tues Feb 20	Book Club - 10:00AM (Stewart Hall)

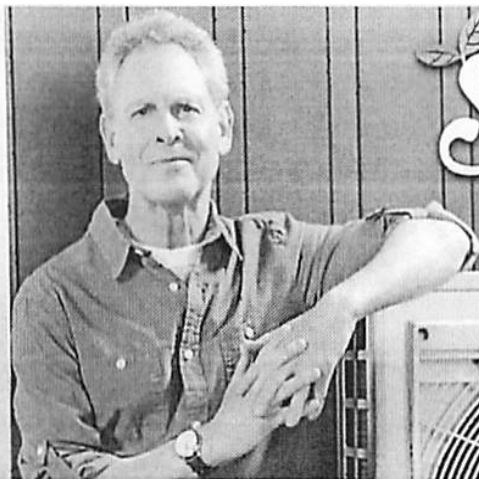
### MARCH

Fri March 8	Dirty Bingo – 6:30PM (Stewart Hall)
Thurs March 14	Ladies Luncheon - 12:30PM (location TBD)
Fri March 15	Karaoke – 7PM (Stewart Hall)
Sat March 16	BCL Board Meeting - 9AM In person and via Zoom (Stewart Hall)
Tues March 19	Book Club - 10:00AM (Stewart Hall)

### APRIL

Thurs April 11	Ladies Luncheon - 12:30PM (location TBD)
Tues April 16	Book Club - 10:00AM (Stewart Hall)
Sat April 20	BCL Board Meeting - 9AM In person and via Zoom (Stewart Hall)

Quilters	2:30PM every Monday (Stewart Hall)
----------	------------------------------------



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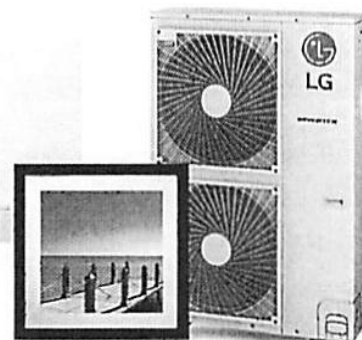
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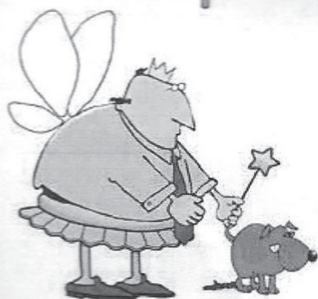
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T 8 - 5:30  
F 8 - 5:30  
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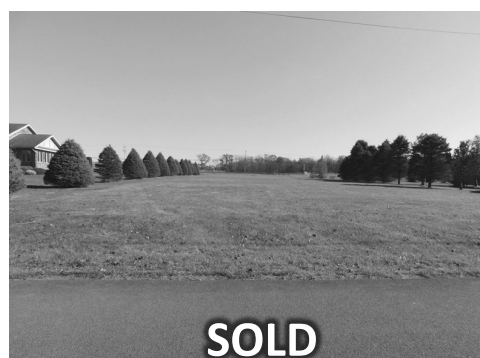
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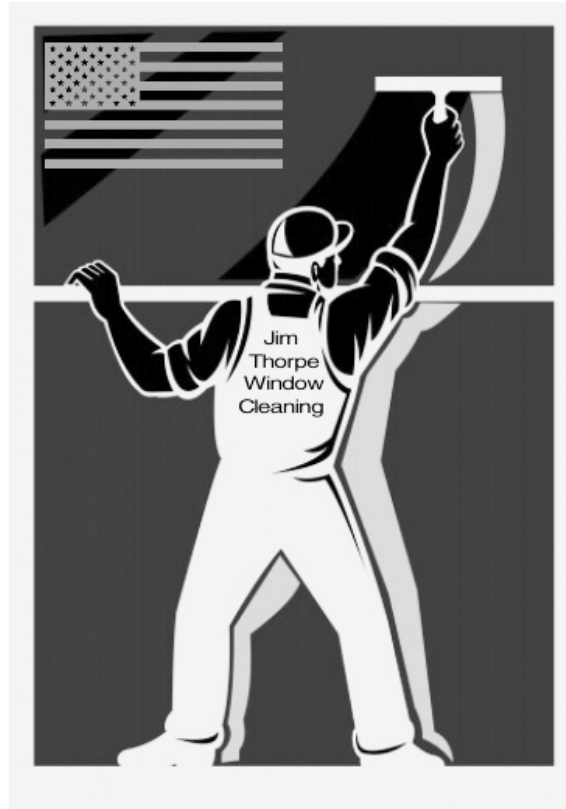
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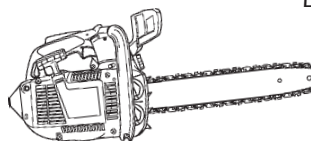
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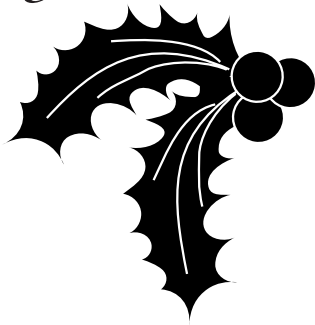
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