

# Beech Mountain Lakes Community Newsletter December 2019



Happy Hanukkah  
Begins Sunday, December 22 &  
Ends Monday, December 30th



Begins Thursday, December  
26th & Ends Wednesday  
January 1st



Christmas is on Wednesday,  
December 25th



Russian Christmas  
Tuesday, January 7th



New Year's Eve  
Celebration in the  
Lakeside Restaurant & Lounge  
(See Page 12 for Details)

Security is Requesting That  
Residents Call-In Guests For  
Christmas By December 23rd  
and For New Years by  
December 29th.  
You Can Also Have Them  
Admitted Using Our Web Site Link At [www.bmla.us](http://www.bmla.us)



**Attention BML Residents!**  
You Must Keep All Vehicles Off Of The Roads During The  
Winter For Plow Access!  
See "Winter Do's & Don'ts" on Page 10

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**FINANCE REPORT OCTOBER 2019 YTD**

**DUES COLLECTION: 94% OF BILLED. (95.75% at this time in 2018)**

**NON-OP INCOME: \$1299K WHICH IS \$3K OVER BUDGET**

**INCLUDES: Membership Dues, Quail Hollow Reimbursement, Misc. Income, Late Fees, Interest Income, Resale Certificates, ACC Filings, CEO & ACC Fines \$ Fees, Rental Fee Income, Garbage Fees, and Over/Short.**

**NOTE - Collections Income is not included in this number.**

**NON-OP EXPENSE: \$518K WHICH IS \$18K UNDER BUDGET**

**INCLUDES: Unrestricted Reserve Fund, Garbage Expense, Lake/Dam/Spillway Reserve Acct, Reserve Fund, Building Replacement Fund, Property & Liability Insurance, D&O Insurance, Dam Insurance, Interest Expense, Bad Debt, and Dock ROI to Capital.**

**NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.**

**NET DEPARTMENTAL EXPENSE/(INCOME): \$711K WHICH IS \$17.3K UNDER BUDGET**

		Y.T.D.	Y.T.D TO BUDGET
<b>INCLUDES:</b>	<b>Administration:</b>	\$166.8K	\$12.1K Under Budget
	<b>Clubhouse:</b>	\$91K	\$1K Under Budget
	<b>Recreation:</b>	\$45.7K L	\$2.9K L Over Budget
	<b>Maintenance:</b>	\$129.5K	\$13K Under Budget
	<b>Security:</b>	\$148K	\$1.5K Over Budget
	<b>Campground:</b>	\$8.3K Inc	\$1K Inc Over Budget
	<b>Food &amp; Beverage:</b>	\$40.8K L	\$20.9K L Over Budget
	<b>Road Maintenance:</b>	\$96K	\$12.3K Under Budget

**TRANSFER FEE INCOME: \$1.8K WHICH IS \$1.7K UNDER BUDGET**

**THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:**

**ACTUAL      \$15K                      PLAN      \$63K**

<b>CASH IN THE BANK:</b>	
<b>OPERATING FUNDS</b>	\$128,982 (OP SAVINGS & CHECKING, PETTY CASH)
<b>CAPITAL FUNDS</b>	\$479,600 (LONG AND SHORT TERM CAPITAL)
<b>RESTRICTED FUNDS</b>	\$460,956 (SPILLWAY, BUILDING REPLACEMENT)
<b>TOTAL</b>	<b>\$1,069,538</b> <b>TOTAL OCTOBER 2018      \$1,056,113</b>

## General Managers Report November 2019

- Guard Shack heating installation completed.
- Puddle by cooler filled in and drain cleared.
- Sediment Pond Planting completed.
- Docks removed
- Road Improvement work complete minor check list items to be completed shortly.
- Tommy's court swale cleaned.
- Salt delivered for the start of snow season.
- Potholes patched with cold patch on Grouse Ridge and Beaver Slide. Bear Rub and Shingle Mill road.
- General Managers meeting changed to twice a month.
- Continued meetings with Garda personnel and Management to improve performance.
- Renewed HVAC Contract with Energy Tech for 2020.
- Visited properties; 227 Snow Valley Drive, 201 Shingle Mill Circle, Covey Lane, Debbie Drive and Grouse Ridge.

### **E-mail Addresses-**

**General Manager - [generalmanager@bmla.us](mailto:generalmanager@bmla.us)**

**Board of Directors- [bmlaboard@bmla.us](mailto:bmlaboard@bmla.us)**

**Administration - [administration@bmla.us](mailto:administration@bmla.us)**

**Recreation- [recreation@bmla.us](mailto:recreation@bmla.us)**

**BEECH MOUNTAIN LAKES ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
OPEN SESSION  
November 20, 2019**

**CALL TO ORDER:** The open session meeting was called to order at 6:30pm.

**ROLL CALL:** Those present for the meeting were: Kevin Walsh, Jim Gurzler, Lena Fowler, Karen Trubela & Bryan Chittester. Atty. John Lucas & General Manager, Robert Rosner were also present. Brian Griffith was absent.

**SECRETARY'S REPORT:** The October 2019 Executive Session minutes were approved.

**TREASURER'S REPORT:** The Financials for October were approved. The Finance Committee met in November to discuss the August & September financials as well as the 2020 proposed budget.

**LEGAL REPORT:** No report.

**QUAIL HOLLOW REPORT:** QHV reported that they are excited that they will be launching their own website and a photographer will be in the community photographing the beauty of BML.

**MANAGER REPORTS:** Robert Rosner read the GM and the Maintenance report.

**RECREATION REPORT:** Karen Amici read the Recreation Dept. report.

**ACC, CEO & ROVING REPORT:** Karen Amici read the ACC, CEO & ROVING report.

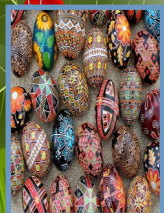
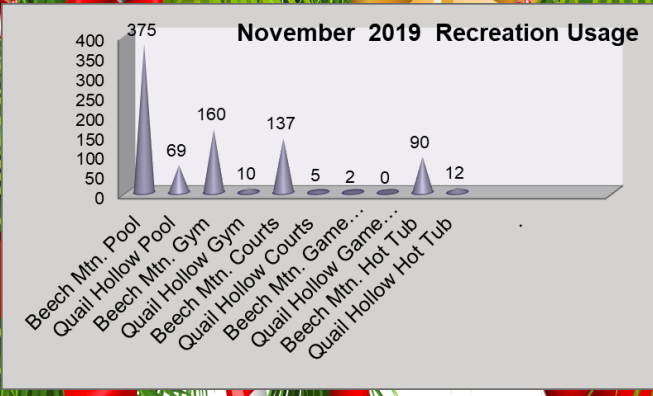
**VOLUNTEER COMMITTEE:** The Volunteer Committee is organizing the Community XMAS tree decorating on Dec 1<sup>st</sup> and the Christmas Craft event on December 3<sup>rd</sup>.

**EAP COMMITTEE:** Karen Amici will be attending a required DEP class on November 21<sup>st</sup> in Harrisburg. This is the beginning of the revised DEP process regarding the electronic filing of the emergency action plan to the DEP required for the EAP plan for the dam. Once this is filed, the EAP plan for the community must be further developed, communicated and implemented.

**ADVISORY COMMITTEE:** No report.

**OWNER COMMENTS:**

An owner asked about the Code Enforcement Position. The GM answered that the position was advertised on Facebook and Constant Contact with little interest. The position will be advertised on Indeed. An owner commented about dead trees possibly in the green space. The GM responded that Schumacher Engineering came out to resurvey the two lots and will provide a report to him regarding the property line delineations. An owner asked if there was any change made by M & J Excavating once the Debbie Dr. culvert pipes were replaced. The GM answered there were no changes made. The same owner asked what is the penalty for an owner not having an ACC permit. Karen Amici responded that the current policy is to send the owner a letter indicating that the work was done without a permit and that they have 30 days to pay for and apply for the permit and/or the security deposit or face a \$50 fine. The Board will look into increasing the fine amount. An owner asked about the water extraction project and the status. The SRBC is still reviewing the request, however, the owners are encouraged to write and petition their elected officials, AQUA, the DEP and the SRBC to express their concerns. The Board is also looking into organizing a meeting at BML in January 2020 to discuss all of the issues concerning this proposed project. Once the meeting is finalized the ownership will be notified of the date and time. The GM will prepare standardized letters for the ownership to utilize for this purpose.



### The Giving Tree



The Beech Mountain Lakes Recreation Department still has tags on the tree. Please feel free to come down and take a tag, or two, to help make a child's Christmas a little brighter. Gifts need to be returned by Saturday, December 7th. We would like to thank everyone who took tags and generously purchased gifts for the children of our area.

Merry Christmas & Happy Holidays!



**Join Us here at BML Clubhouse**

For our first annual community Christmas Tree Lighting

This event will be held on December 1st at 4PM

On the deck by the entrance of the Recreation Department.

Residents are requested an ornament to place on the tree.

We look forward to seeing you there!

Hot Chocolate, Homemade baked goods, & Christmas Music by DJ Dakota Jones



**Recreation Clubhouse Hours:**

Sunday through Thursday 10AM-8PM  
(Fitness Room, Pool & Hot Tub Close at 7:30 PM)

Friday & Saturday 10AM-9PM  
(Fitness Room, Pool & Hot Tub Close at 8:30 PM)

Fitness Room Opens Daily @7:30AM

**Christmas Day- CLOSED**

**New Year's Eve - Closing @ 6:00 PM & New Year's Day -Open at 11 AM**



- 12/8 - Brittany Eigenbord
- 12/11 - Dawn Ange
- 12/12 - Millie Symbula
- 12/12 - Mike Warnitsky
- 17/17 - Jerry Robak
- 12/19 - Ian A.Mikita
- 12/20 - Chuck Hamann
- 12/26 - Frank Symbula
- 12/26 - Barry Callavini
- 12/30 - Cruz Finnicum



- 12/6 - William & Jacqueline Dynarski
- 12/18- Pat & Steve Shively



Don't Forget!  
Breakfast with  
Santa  
Saturday, December 14th-  
10AM to 12PM  
SOLD OUT!!!

NYC Bus Trip  
Friday, December 6th  
Bus Departs from BML  
At 9AM  
Returns to BML at 7:30 PM  
\$45/ person



**Balance Class**  
Every Wednesday  
In the Community  
Room



# Holiday House Decoration Contest



**Make Sure To Turn On Your Holiday Lights Thursday, December 19th starting at 6PM for BML'S Annual House Decorating Contest. Prizes awarded for 1st, 2nd & 3rd Place. Winners will be notified on Friday, December 20th Not Eligible to Win First Place if You Have in Past 3 Years**



Merry Christmas  
&  
Happy New Year  
2020



**\*Don't Forget\***

*Christmas Party*

December 6th 2019 @ 6pm

Buffet, BYOB, Door Prizes

DJ



**Adult Craft Night**

Will be held on Tuesday,

December 3rd at 6:30

In the community room



## Won't you join us for a pot luck!?

Potluck Social Is December 2nd @ 6:30PM. There Is No Charge And All Beech Mountain Residents And

Quail Hollow Guests Are Welcome! Make You Favorite Dish To Share With

Everyone!



## GARDENING CORNER

TIPS FROM  
PENN STATE  
MASTER  
GARDENERS

## HELLO BEECH MOUNTAIN GARDENERS!

Another growing season has drawn to a close in Beech Mountain. We have the residual leaves to clear off turf lawns and the ever falling twigs and branches to clean up as well.

Our late November snow has flattened many ornamental grasses, and this is the perfect time to prune the dead stems. A small grass plant can be cut back using hand pruners. Hedge clippers work well on larger clumps. A really large grass plant might require a chain saw. Cut all the stems to about 3-4 inches above the ground. While the dead stems can be left on the plants they should be pruned before new growth begins in the spring.

## WHY WON'T MY TREES' LEAVES DROP?

At northern latitudes, nearly all deciduous trees lose their leaves in winter. On some trees, however, the leaves die but they don't drop from the branches. This phenomenon is called marcescence and is most often observed on American Beech, though some oaks and other species will do it as well. Typically only young saplings, or the younger growth of lower branches on older trees, will have marcescent leaves. Most trees develop a layer between the twig and the leaf stem that loosens and separates, eventually allowing the leaf to pull free from gravity or wind, but with marcescent leaves, this layer doesn't form, and the old leaves are usually only finally pushed off by new buds as they develop in the spring.

SELECTING AND MANAGING A REAL  
CHRISTMAS TREE

If you have decided to scrap the artificial tree and purchase a real tree this year, there are a few things to consider to get and keep the best tree possible. There are quite a few different varieties of evergreen trees being sold this year, and a little research can aid you in selecting the best tree for your home.

An excellent on-line, illustrated guide to varieties of Christmas trees is available from Perdue Extension. The free publication is called [\*Selecting an Indiana Grown Christmas Tree\*](#).

(Just Google the title.)

Trust me, you can find the listed varieties here in Pennsylvania as well. The guide includes pictures and a table of the characteristics of 8 commonly grown Christmas trees.

Once you have an idea of the kind of tree you want, measure the space you have in your home.

Trees tend to look smaller outdoors than they do inside. Take along a measuring stick to check the height and diameter of the tree you select.

For tips on care and disposal of your real tree, Google [\*Tips for first-time buyers of real Christmas trees\*](#).

ANSWERS TO YOUR GARDENING  
QUESTIONS

Do you have a question about gardening here in Beech Mountain Lakes? You can get answers from Penn State Master Gardeners living here in BML. E-mail your question to: [bmlgardener@gmail.com](mailto:bmlgardener@gmail.com). Be sure to include as much detail in the question as you can. We will try to get you an answer within 48 hours.

*Wishing you and yours a Holiday Season filled with peace and wonder, and a happy, healthy 2020.*

**Dave Orbin,**





## Winter "Do's & Don'ts"

### Remember:

When the snowflakes start flying, please keep in mind a few do's and don'ts:

- Do keep access to your mailbox cleared for postal service; this is the responsibility of the resident.
- Do not shovel or snow plow onto the road.
- Do not park on the street during snow removal time.

### Mailboxes:

The Beech Mountain Lakes Association Inc. Snow Plow Contractor will only repair or replace mailboxes or posts that are actually struck by the plow blade. Usually a paint mark or tire tracks from the truck will be evidence of the mailbox or post actually being hit by the plow.

The Beech Mountain Lakes Association Inc. Snow Plow Contractor will not repair or replace mailboxes or posts that are damaged or fall over from the force of plowed snow and are not directly hit by the plow.

Mailboxes and supporting posts must be strong enough and installed in such a way to withstand the weight and force of snow removal including the force of snow pushed from the streets onto the side of the road.

Contact the Beech Mountain Lakes Association Inc. Administration office if you have a damaged mailbox.

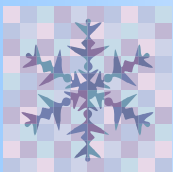
### Cars Parked on Roads - Do Not Park on the Street

Beech Mountain Lakes Association Inc. has the responsibility of clearing the Associations roads of snow and ice from winter storms. Beech Mountain Lakes Association Inc. takes this responsibility seriously since it is for the safety and welfare of our residents and children.

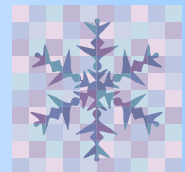
In order to assist the Snow Plowing Contractor during snow removal, we suggest the following:

1. Do not park in the street The snow plows are unable to perform their jobs properly with a vehicle in their way.
2. Do not shovel or plow snow from your driveway or walkway into the street, this creates a hazardous condition for all vehicles.
3. If your vehicle should become stuck in the snow, do not abandon it in the roadway. Please contact a tow truck company.
4. When following a salt truck, keep a safe distance. Expect trucks to make sudden stops or turns while in the operation of snow removal.

During Snow Storms, Please Drive Safely. Make sure to leave early and give yourself plenty of time to get to your destination, so that you can take your time during winter conditions.



*Baby, it's cold  
Outside!*



F.M. Kirby Center, Wilkes-Barre

Downtown Arts Presents Something Special for the Holidays— Tuesday , December 3rd at 7PM

Rudolph The Red Nosed Reindeer— Wednesday, December 4th at 6:30PM

A Christmas Carol - Thursday, December 5th at 10:00 AM

The NEPA Philharmonic - Saturday, December 7th at 7PM

“Elf On The Shelf” A Christmas Musical - Thursday, December 12th at 6:00PM

98.5 KRZ Presents : Let it Show - Friday, December 13th at 4PM

98.5 KRZ Presents: Let It Show - Friday, December 13th at 7PM

Rick Springfield & Richard Marx - Sunday, December 15th at 7PM

Moscow Ballet’s Great Russian Nutcracker - Tuesday, December 17th at 7PM

Jason Isbell - Thursday, December 19th at 8PM

It’s A Wonderful Life (PG) - Friday December 20th at 1PM

It’s A Wonderful Life (PG) - Friday December 20th at 7:30 PM

Mohegan Sun Casino, Wilkes-Barre

Piano Night- Friday, December 8 at 8:30 PM at Bean and Vine Café & Wine Bar

Merry Christmas Darling : Carpenters’ Christmas Michelle Berting Brett - Sunday , December 8th at 3PM

Piano Night - Friday, December 13th at 8:30PM at Bean and Vine Cafe & Wine Bar

Piano Night - Friday, December 20th at 8:30Pm at Bean and Vine Café & Wine Bar

Piano Night— Friday, December 27th at 8:30PM at Bean and Vine Café & Wine Bar

New Year’s Eve Ultimate Retro Dance Party - Tuesday, December 31st in the Keystone Grand Ballroom at 9PM



Mohegan Sun Arena, Wilkes-Barre

Penguins Vs. Stars - Friday, December 6th at 7:05PM

Penguins vs. Stars - Saturday, December 7th at 7:05PM

Toys For Tots : Open Skate - Tuesday, December 10th 6PM –8PM

Bill Gaither Christmas Homecoming Tour - Saturday, December 14th at 6PM

Penguins Vs. Bruins - Wednesday, December 18th at 7:05PM

Penguins Vs. Bruins - Friday, December 20th at 7:05PM

Penguins Vs. Phantoms - Friday, December 27th at 7:05PM

Penguins Vs. Thunderbirds - Tuesday, December 31st at 3:05PM

Penn's Peak, Jim Thorpe

Diamond Rio : Holiday & Hits - Friday, December, 6th at 8PM

Ryan Pelton (Elvis Tribute), Friday, December 13th at 8:00 PM

The Wizards of Winter - Friday, December 20th at 8PM

Ratt - Saturday, December 21st at 8PM

Get The Lead Out - Friday, December 27th at 8PM

Mauch Chunk Opera House, Jim Thorpe

Twelve Twenty -Four (TSO Christmas Show) - Friday and Saturday , December 6th and 7th at 8PM

Eileen Ivers— Sunday, December 8th at 8PM

Mike Zito , Guest Anthony Geraci - Friday, December 13th at 8PM

Craig Thatcher & Friends , A Rocking Christmas - Saturday , December 14th at 8PM

A Very Slambovian Christmas - Friday, December 20th at 8PM

A Mauch Chunk Christmas Folktale (A benefit for Peaceful Nights Foundation) - Saturday, December 21st at 7PM

Annie , Sing for America - Sunday, December 22nd through Sunday, January 5th - times vary

The Soul Cracker 8 (Dance Party) - Tuesday, December 31st at 9:30PM

Nescopeck State Park, Honey Hole Road, Drums

Christmas Naturally: Make & Take Your Own Decorations - Thursday , December 5th at 9AM & Friday,  
December 6th at 3PM

Birds and Beans - Saturday, December 21st at 8AM

Lakeside Restaurant & Lounge Hours:

Lakeside Lounge Gift Cards Make the Perfect Holiday Gift!

Monday, Tuesday & Wednesday - Closed

Thursday 4PM to Close-Bar/ 4PM to 8PM Restaurant

Friday 4PM to Close-Bar / 4PM to 9PM-Restaurant

Saturday 1PM to Close Bar / 2PM to 9PM Restaurant

Sunday- 1PM-8PM Bar / 2PM-8PM Restaurant



**December at Lakeside Lounge**

**Check our Website and Facebook Page for specials and other restaurant happenings!**

**www.bmla.us**





*Beech Mountain Lakes  
Lakeside Restaurant & Lounge  
New Year's Eve Features  
Open to the Public*

**Will be  
posted to our  
website and  
Facebook  
page**



**WWW.BMLA.US**