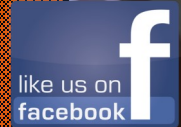


Beech Mountain Lakes Community Newsletter October 2020



www.bmla.us

BML BOARD ELECTION INFO

PAGE 13



USE CAUTION WHEN BIKING, WALKING, JOGGING, ETC. IN BML!

PennDOT and the NHTSA Recommend:
Walking **FACING** traffic when there are no sidewalks and as far from traffic as possible, which means walking on the **LEFT** side of the road in whatever direction you are going



Inside This Issue:

2	Finance Report
3	GM Report
4	Board Mtg Notes
5	Neighbors Page
6,7, & 8	Recreation & Volunteer Cmte
9	Gardening Corner
10 & 11	Local Events
12	Restaurant News
13	Board Election

SAFE TRICK OR TREAT
SEE
PAGE 6

BML ANNUAL MEETING
OCTOBER 28, 2020
6:30 PM
BOARD ELECTION WINNERS
WILL BE ANNOUNCED

Seasonal Closures
See
page 7

Do you need to contact us?

Administration– 570-788-1010
Recreation– 570-788-1199
Restaurant - 570-788-3101
Security– 570-788-5071



**JULY 2020 FINANCIAL SUMMARY
PRE-AUDIT**

DUES COLLECTION: 92% OF BILLED. (93.6% at this time in 2019)

NON-OP INCOME: \$1003K WHICH IS \$73K 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: \$443K WHICH IS \$11K 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): \$319.8K WHICH IS \$114K UNDER BUDGET

		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$87K	\$36.5K Under Budget
	Clubhouse:	\$60K	\$4.8K Under Budget
	Recreation:	\$6.9K Inc	\$29.3K Inc Over Budget
	Maintenance:	\$75K	\$5K Over Budget
	Security:	\$108K	\$10.7K Over Budget
	Campground:	\$9.2K Inc	\$2.8K I Over Budget
	Food & Beverage:	.3K Inc	\$12.2 I Over Budget
	Road Maintenance:	\$49.1K	\$66.4K Under Budget

TRANSFER FEE INCOME: \$4.2K WHICH IS \$.7K OVER BUDGET

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

ACTUAL \$144K PLAN \$17K

CASH IN THE BANK:			
OPERATING FUNDS	\$463,291	(OP SAVINGS & CHECKING, PETTY CASH)	
CAPITAL FUNDS	\$413,224	(LONG AND SHORT TERM CAPITAL)	
RESTRICTED FUNDS	\$459,909	(SPILLWAY, BUILDING REPLACEMENT)	
TOTAL	\$1,336,424	TOTAL JULY 2019	\$1,313,197

General Managers Report

3



E-Mail Addresses

General Manager- generalmanager@bmla.us

Administration - administration@bmla.us

Board Of Directors- bmlaboard@bmla.us



Beech Mountain Lakes Association

1 Burke Drive
Drums, Pa. 18222
Ph# 570-788-1010
Ph# 570-788-5117 (fax)



Ref: Newsletter GM

I am certainly aware that many property owners are extremely busy dealing with their private and professional happenings, but if you have not heard I've been appointed and given the opportunity to be your new general manager, which I'm looking forward to the challenge. 😊

My short tenure of only three weeks have been filled with meetings, the internal workings of BMLA, typical onboarding orientation, and simply absorbing the overall familiarization of the inner workings of this wonderful community.

I have jumped into many current projects & undertakings (paving, budget, elections) with both feet and I am attempting to grasp all specifics sooner than later. I want all residents of BMLA to know that I operate an open-door policy, so if you would like to visit me at my office (over coffee) please do not hesitate.

I have already instructed maintenance to begin sprucing up our basketball courts, archery ranges, and community compost area to the standards BMLA should expect. This curb appeal and upgrade toward maintenance and all our amenities will continue. With the support of the Board of Directors and all you good residents of BMLA, you will observe a positive trend within the community. A strong participation by all to include supporting our community restaurant and indoor amenities during the fall & winter months will assist toward this upward community spiral. Communication and respect are the key... 😊

Unfortunately, due to Covid-19 our amenities have been restricted and on behalf of the Board of Directors and myself, we sincerely thank you for your understanding and patience. We will continue to monitor closely all Covid-19 state regulations and open our amenities to their fullest as soon as possible.

I am looking forward to meeting you all. Please attempt to be part of BMLA growth by volunteering and participating in our committees and events.

Respectfully,

Edward Florentino, Sr.
General Manager

Board Meeting Minutes

BEECH MOUNTAIN LAKES ASSOCIATION, INC. BOARD OF DIRECTORS MEETING OPEN SESSION September 30, 2020

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, Linda Jo Robbins, Kevin Ferra, Jake Meyer and Lena Fowler. Atty. Baranko and General Manager Edward Florentino were also present.

SECRETARY'S REPORT: The August 26, 2020 Board Executive Session minutes were approved.

TREASURER'S REPORT: The Financials for July were reviewed but not approved. They cannot be approved until after the audit is completed. The Board approved the Audit draft for 2019 in the Executive Session.

LEGAL REPORT: No report.

QUAIL HOLLOW REPORT: Lena reported that QH had a very busy Summer Season. Owners are starting to return to QHV. QHV is also working with delinquent owners to get deeds back and to reinstate them as owners in good standing.

MANAGER REPORTS: Karen Amici read the Maintenance, Recreation and ACC, CEO & ROVING reports.

VOLUNTEER COMMITTEE: The Volunteer Committee did meet in September. They have received interest in the Scarecrow Contest, so they will be sponsoring it. The details will be sent out via emailer.

EAP COMMITTEE: No report.

ADVISORY COMMITTEE: Chris Blazic indicated that the Committee has submitted 6 revised policies for review and approval from the Board. The Committee gave a presentation to the Board during the Executive Session of this meeting date.

FINANCE COMMITTEE: Dave Davis reported that the Finance Committee has been meeting weekly to review recommendations for the 2021 budget process and the 2021 capital improvement projects and funding needs.

OWNER COMMENTS:

An owner asked if the Board President plans to have weekly meetings with the residents. Due to the election season being upon us, this is not feasible at this time. An owner commented that one Meet the Candidate Night is not enough for the residents due to the importance of this Board election. He recommended some type of Virtual Meeting scenario, multiple Meet the Candidate nights, renting out or using a larger hall, etc. The Board will review the options and reach out to the candidates for feedback. An owner commented about the dumping of materials, clean fill, trees, tree chippings, etc. at the compost area. The GM will have it cleaned up. An owner commented that Trick or Treat should be traditional and be on actual Halloween for the kids in the community. The Board will be reviewing the survey results and will make a decision tonight. AN owner asked how many applicants there were for the GM position – 42 according to the Board President. The owner asked if the Board considered having the Board candidates sit in on the interview process. An owner asked if QHV is current on their dues payments and if the late fees were paid. QHV is current, actually ahead on their dues and did pay their late fees. An owner commented about the activity on the opposite side of the lake. The Board, Solicitor and GM are actively involved in determining what is occurring. An owner commented about the signs in front yards for contractors, WalMart, etc. The CEO will review the signs posted and determine if they are compliant. The CEO needs to stop issuing warnings and start citing people. The GM is looking at a more streamlined process to get the notifications out in a more timely manner with effective follow-up. An owner asked about the 'real' numbers for the restaurant. Due to the PPP loan, restaurant labor will be absorbed by the loan for 24 weeks and then converted to a grant. The numbers will be able to be calculated without the PPP grant. An owner asked if they can clean up a property on Buck Ridge Dr. The property is in pre-foreclosure and has been vacant for some time. The Association will have it cleaned up.

Board Meeting Schedule

October 28th– Annual Meeting

November 18th, December 16th Only If Necessary

Open Session 6:30 PM

Neighbors

5



- 10/3- Francis Kisacky
- 10/7- Michael Seitz
- 10/14- Chase Finnicum
- 10/17- Lou Mariano
- 10/18- John Ange
- 10/23- Kathy Orbin

- 10/4- Lisa & Brian Valentine
- 10/11 - Brian & Veronica Griffith
- 10/13 - Laurie & Rich Cahill



Would You Like to have Your Special
Announcement posted In the Newsletter?
Contact Rec by calling 570-788-1199.

To view our Newsletter in full
color visit our website
(www.bmla.us) or our
Facebook page

Recreation Hours

Recreation hours daily are 10 Am - 7PM

Reservations are needed to use amenities at

The clubhouse.—Call Rec @
570-788-1199

BML Seasonal Closures:



**Campground Closes
10/30/20 For The Season
Winter Storage Starts
10/31/20**



ATTENTION

**Pontoon Boat Owners
All Pontoon Boats
MUST be removed
from the docks by
Sunday, October 22nd, 2020**



**The Pavilion
Is Closed
For The Season**



Fall Clean Up

Saturday, October 17th 2020

at 10AM

Meeting At The Pavilion

Supplies Will Be Provided

Any Graduating Seniors Who Need Volunteer Credits Can Volunteer And Will Receive The Credit— Please Bring Any Form You Need

Signed By BMLA

Never doubt that a small group of thoughtful, committed citizens can change the world, indeed, it is the only thing that ever has.

-Margaret Mead

The Volunteer Committee Is Sponsoring

A Scarecrow Decorating Contest!

Drop Off Your Scarecrow With Your Name, Age & Phone # Attached By October 20th And Leave It On the Deck To The Right Of The Restaurant!



ALL AGES ARE WELCOME TO PARTICIPATE!!!!

Recreation

8

BML ANNUAL COMMUNITY TRICK OR TREAT 2020

WHEN : October 31, 2020

TIME: 1-4PM

Traditional Trick Or Treat Within BMLA



Spooky House Decorating
Contest!

Houses Will Be Judged On October 29th

At 7:00 PM!

1st Prize- \$50 Cash

2nd Prize- \$35 Cash

3rd Prize- \$15 Cash



TIPS FROM PENN STATE MASTER GARDENERS

HELLO BEECH MOUNTAIN GARDENERS!

Fall is in the air. Soon we will be dealing with frost and leaves. Some traditional fall chores include separating annuals. That includes ornamental grass clumps that are getting too big. Fertilizing lawns after a soil test. Dealing with leaves including those in your gutters. Planting spring flowering bulbs. Cleaning and oiling gardening tools to store them for winter.

There are still a lot of vegetables available from our local farmer's markets. One vegetable frequently overlooked is winter squash. The rest of this column will be devoted to a discussion of winter squash by Mary Ann Miller, Penn State Master Gardener.

WINTER SQUASH MARY ANN MILLER

Fall means pumpkins -for Jack o' Lanterns and pies and other goodies. But pumpkins aren't the only winter squash for making good soups and desserts and for fall decorating. There are a variety of colorful squashes available in the autumn months. The most common are:

- Acorn-a small round, ribbed, dark green squash which matures rather quickly (about 90 days). It bakes well, and its yellow flesh has a sweet, nutty taste. Acorn squash is available in a bush variety for those with limited space.
- Butternut-tan and cylindrical in shape with a bulbed end. Its orange flesh is smooth and sweet, making it ideal for pies and soups. It is considered one of the easier squash to grow and, like acorn, is available in a bush variety. I have been growing "Butterbush" squash for years and prefer it to pumpkin for pies and breads.
- Spaghetti-oblong, yellow squash having stringy fibers which are scooped out after baking and used like pasta. It has a very mild taste, less sweet than other winter squashes.
- Hubbard-large and usually bluish in color, drought resistant. Its flesh is somewhat drier than most winter squashes. It is excellent for pies. Unfortunately this squash is particularly attractive to

squash vine borers.

Unlike "summer" squashes such as zucchini, yellow crookneck, and patty pan which are harvested when young and tender, winter squashes are allowed to mature fully so that they will store well. They are ripe when the squash vine begins to die back and when you cannot easily pierce the rind with your fingernail.

All winter squashes keep well when stored in a cool, dry place. They should not be washed before storing. Most keep up to 3 months under the proper conditions, and some varieties as long as 6 months. They can also be baked or cooked, and the flesh frozen for later use in pastries or soups.

All squashes, along with cucumbers and melons, belong to the cucurbit family, and are warm season crops. They should not be planted until there is no danger of frost. You can purchase transplants or start seeds indoors for earlier harvest or plant seed directly into the garden, especially those varieties which mature quickly. Penn State recommends direct seeding winter squash between May 20 and June 1.

All squash prefer a pH of 6.2 to 6.8 and grow best in soil rich in organic matter. They are large plants, so proper spacing is critical. If you have limited space, consider growing bush varieties of winter squash which require only 3 feet between plants and rows. Standard vine winter squash require 3-5 feet between plants and 8-10 feet between rows. Mulching controls weeds, retains soil moisture, and maintains a more consistent soil temperature. Black plastic or landscape fabric is excellent mulch for squash. Be aware, however,



that plastic mulch requires irrigation below it because rain will not penetrate the plastic. Fall is the perfect time to sample the many varieties of winter squash.

You may decide to grow some of these tasty vegetables yourself next year.

*TIPS from Master Gardeners is an educational outreach from the Penn State Extension. Master Gardener volunteers utilize research-based information to provide education on best practices in horticulture and environmental stewardship.



Local Events

10

F.M. Kirby Center

Remote Control : Max Major - Thursday, October 1st 2020 at 8:00PM

Mohegan Sun, Pocono Downs

LIVE Harness Racing : on he following dates - Various times

October- 3rd, 4th, 6th,10th, 11th, 13th, 17th, 18th, 20th, 24th, 25th, & 27th

Free Slot Play Giveaway - Saturday, October 3rd at 6PM

\$50,000 Rake It IN Grand Prize Drawing - Friday, October 30th at 6PM

Mystery Free Slot Play - Saturday, October 31st at 6AM

Penns Peak

The Large Flowerheads : Peak Fest - Friday, October 2nd at 6:30PM

Maury & Tim of Shellshocked Churchills : Peak Fest - Saturday, October 3rd at 1PM

Sapphire : Peak Fest - Saturday, October 3rd at 6:30PM

Flaxy Morgan Duo : Peak Fest - Sunday, October 4th at 1PM

James Supra Band with Sarah Ayers : Peak Fest - Friday, October 9th at 6:30PM

Deb Callahan & Allen James : Peak Fest - Saturday, October 10th at 1PM

Mystery City : Peak Fest - Saturday, October 10th at 6:30PM

Becky & The Beasts : Peak Fest - Sunday, October 11th at 1pm &

Friday, October 16th at 6:30PM

King Solomon Hicks : Peak Fest— Saturday, October 17th at 1PM

Dustin Douglas & The Electric Gentlemen : Peak Fest - Saturday , October 17th at 6:30PM

Butter N' Onions Trio : Peak Fest- Sunday, October 18th at 1PM

Local Events

11

Penns Peak- Continued

Toolshed Jack : Peak Fest - Friday, October 23rd at 6:30PM

Craig Thatcher Trio : Peak Fest - Saturday, October 24th at 1PM

The Large Flowerheads : Peak Fest - Saturday, October 24th at 6:30PM

Bill T. Acoustically from The Large Flowerheads - Sunday, October 24th at 6:30PM

Josh Turner (rescheduled from 5/28/2020) - Sunday, October 25th at 8PM

South Penn Dixie : Peak Fest - Friday, October 30th at 6:30PM

Cirotti Trio : Peak Fest - Saturday, October 31st at 1PM

Mother Nature's Sons : Peak Fest - Saturday , October 31st at 6:30PM

Last in Line with Special Guest Lynch Mob (rescheduled from 3/22/2020 & 6/07/2020) -
Saturday, October 31st at 7:30PM

Scranton Cultural Center

Steamtown String Fling featuring Dave Brown and the Dishonest Fiddlers -

Masonic Temple and Scottish Rite Cathedral

October 30, Friday at 11:30 PM



Bar & Restaurant Hours:

Monday & Tuesday.... Closed
Wednesday October 14th- Closed
Thursday... 3 to 8 PM
Friday..... 3 to 8 PM
Saturday3 to 8 PM
Sunday3 to 8 PM

EEK

*Watch For Updates Regarding Days
& Hours of Operation*

Boo

COMING SOON

CHICKEN ROTISSERIE DINNERS TO GO!

Check out our Facebook Page , Website and

Constant Contact For

Updated Weekly And Monthly

Food /Drink Specials.

Dine –in, Delivery (only in BML) & Take Out

If You Have A Question

Or If You Would Like To Place An Order

Call 570-788-3101

Board Election This Month



CANDIDATE PROFILES WERE MAILED
WITH THE BALLOTS.

REMAINING 'MEET THE CANDIDATE NIGHTS'

OCTOBER 12, 2020 @ 6:30PM

OCTOBER 19, 2020 @6:30PM

IN THE RESTAURANT- LIMITED SEATING

ONLY PLAN TO ATTEND ONE OF THE SESSIONS

CANDIDATES IN ALPHABETICAL ORDER:

LOUIS AITA

DAVID DAVIS

KATHY DIBERNARDO

JAMES GURZLER

KEVIN SCHUETRUMPH

(2) SEATS ARE UP FOR ELECTION

BALLOTS MUST BE POSTMARKED BY

OCTOBER 21, 2020 AND RETURNED TO

ZAVADA & ASSOCIATES