

Beech Mountain Lakes



Community Newsletter

Beech Mountain Lakes Board of Directors Election

Fall Festival

Volunteers still needed

See Page 10



ONE (1) SEAT IS OPEN FOR THE BMLA BOARD OF DIRECTORS. IF YOU ARE INTERESTED IN BECOMING A CANDIDATE, YOU SHOULD INITIATE THE PAPERWORK NOW!

CANDIDATES:

- *Must have their name appear on the deeded property with the Association.
- *Must meet all financial obligations including dues & assessments. Any time payment plans must be paid up to date.
- *Must have three property owner signatures to endorse their nomination.

Forms Can Be Obtained At The Administration and Recreation Offices– Deadline To File Is September 10th.

Inside this Issue

Finance Report	2
General Mgr's Rpt1	3
General Mgr's Rpt2	4
Neighbors	5
Recreation	6
Recreation	7
Gardening Corner	8
Board Mtg Minutes	9
Upcoming Events	10
Local Happenings	11
Restaurant News	12



Free Yoga

See page 6 for details

**FINANCE REPORT JULY 2019 YTD
NOT APPROVED BY THE BOARD**

DUES COLLECTION: 93.6% OF BILLED.	(94.93% at this time in 2018)
NON-OP INCOME: \$947K WHICH IS \$27.0K OVER BUDGET	
<p>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.</p>	
NOTE - Collections Income is not included in this number. -	

NON-OP EXPENSE: \$431K WHICH IS \$12.6K OVER BUDGET	
<p>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.</p>	
NOTE- Collection Inc to Reserve Fund and Depreciation Expense are not included in this number.	

NET DEPARTMENTAL EXPENSE/(INCOME): \$517.6K WHICH IS \$3.8K UNDER BUDGET			
		Y.T.D.	Y.T.D TO BUDGET
INCLUDES:	Administration:	\$121K	\$5.5K Under Budget
	Clubhouse:	\$62K	\$4.6K Under Budget
	Recreation:	\$29.4KL	\$6.7K L Over Budget
	Maintenance:	\$95.7K	\$1K Under Budget
	Security:	\$98.6K	\$2.6K Under Budget
	Campground:	\$6.8K Inc	\$0.9K Inc Over Budget
	Food & Beverage:	\$23.1K L	\$8.1K L Over Budget
	Road Maintenance:	\$93.5K	\$4K Under Budget

TRANSFER FEE INCOME: \$3.9K WHICH IS \$0.4K OVER BUDGET
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THE BOTTOM LINE EXCLUDING THE ABOVE MENTIONED ACCOUNTS IS A NET INCOME OF:		
ACTUAL	\$39.5K	PLAN \$27.9K

CASH IN THE BANK:		
OPERATING FUNDS	\$342,556	(OP SAVINGS & CHECKING, PETTY CASH)
CAPITAL FUNDS	\$426,722	(LONG AND SHORT TERM CAPITAL)
RESTRICTED FUNDS	\$498,726	(SPILLWAY, BUILDING REPLACEMENT)
TOTAL	\$1,268,004	TOTAL JULY 2018 \$1,246,432

General Managers Report August 2019

- We met with the Fire department, there were a few issues, and they were corrected in August, Clean bill of health as of now.
- Met with Police Chief Sabatino of Butler Township. He volunteered to have more frequent patrols in the development. They will start off in conjunction with school starting.
- Calvin Bush and I met with Robert McGraw and Fred Ostroski to walk the Oley Creek Retention Basin Project. The final punch list there consists of plantings which will occur in late September or early August. Calvin will review final billing process and communicate with me this week. Skelly and Loy have revised billing for us and are offering future service contract as well.
- All new doors have been installed. One key will open all doors eliminating excessive keys.
- The Windows on top of Administration have been sealed and this may be the solution to water issues in administration. No leaks since completion
- Road Improvement Project has been awarded and contracts signed. Chad Lullo of Pennoni and I are meeting next week with M&J Excavation to walk the project and delineate the areas to corrected. Work will commence in early September.
- I visited multiple addresses of residents who called the office with concerns:
 1. Buck Ridge Drive, water issues, met with owner of.
 2. Buck Ridge Drive Swale issue.
 3. Buck Ridge Lane continued issues with property next door being flooded with no way to drain.
 4. Edge Rock Culvert under road eating away at property causing great concern to homeowner

Continued on next page

- Snow Valley road Right side no swale being washed out from top to bottom.
- Restaurant server situation and bartenders are now in place. Great thanks to those who have left and gone off to college.
- Established a Tuesday night issue forum for residents to come in and discuss issues and concerns, initial meeting we had 20 residents come in to comment or to offer help.
- Enlisting the help of residents, we have started a “This is Our Beach Mountain Lakes” daily photograph to be shared outside of the community to begin to build some positive comments about our community first 7 posts were seen by over 10,000 people.
- Met with Maintenance staff to discuss goals and objectives going forward.
- Met with Restaurant staff, Robert Trovich has resigned, and we are in search of a replacement currently.
- Posted the idea for a Mug Club inside the lakeside lounge. Response was enthusiastic. We will move forward upon board approval.
- Authorized Brian Valentine to replace lights above pool-completed.

Board Meeting Schedule for 2019

- * September 25th 1st review on 2020 Budget Proposal *
- * October 26th Annual Meeting & Present 2020 Budget *
- November 20th Pass 2020 Budget Meeting *
- December 18th Only if Deemed Necessary *

ALL OPEN SESSION BOARD MEETINGS START AT 6:30 PM AND ARE HELD IN THE COMMUNITY ROOM.





9/4 - Bob Tankalavage	9/22- Barb McGuire
9/12 - John Hicks	9/22- Jim McGuire
9/17 - Marieta Warnitsky	9/25- Bruce Kania
9/17 - Don Lozzi	9/28-Heddy Hamann
9/22- Jim McGuire	

9/3- Toni & John Ortiz
 9/8- Ann & Dave Harbison
 9/15- Karen & John Amici
 9/18- Leslie & Kenneth Bartal
 9/24 - Trish & Ed Slusarczyk
 9/29- Tina & Robert Guzik

**Would You Like To Have Your Special Announcement posted in the Newsletter?
 Contact Recreation @ recreation@bmla.us or call 570-788-1199**

**BEECH MOUNTAIN LAKES TRIP TO NEW YORK CITY!
Friday, December 6th 2019**



Come explore New York City during the Holiday Season!

Bus Departs Beech Mountain at 9:00 AM

Bus Departs New York City at 7:30 PM

Tickets are \$45.00 Per Person / Cost Includes Bus Trip & Breakfast

Call the Recreation Department to Reserve Your Seat

(570) 788-1199

Links to New York City Amenities:

www.ticketmaster.com/Radio-City-Music-Hall-tickets-New-York/venue/491523 (Rockettes)

www.broadway.com

www.newyorkcitytheatre.com

www.nyc.com/broadway_tickets



E-Mail Addresses

General Manager- generalmanager@bmla.us

Administration - administration@bmla.us

Board Of Directors- bmlaboard@bmla.us

Recreation- recreation@bmla.us

9-26-2019
Crafting Class
With Blanche Kania

Mason jar ring
Pumpkin

Limited spots
Available

6:30pm
Located in the
Community room

BML YOGA

Peaceful & Serene~ Won ' t you join us for Yoga?

Saturday mornings at 8:45 AM to 9:45 AM. Yoga is open to all Beech Mountain Lake & Quail Hollow Residents, in good standing and, weather permitting, it will be held outside on the tennis court. Feel free to bring a guest! You must bring your own mat, water, and towel. You will also need to sign a waiver to participate.

There will be NO Yoga classes on September 21st & September 28th
 There will be Yoga on Sunday, September 29th



E-Mailing Guests into BML: Over 10K Submitted To Date

Via Website: www.bmla.us

Click on the BLUE button: EMAIL MY GUEST

Enter your last name: _____

Enter account number: _____



Validation will occur. If the last name and account number match, you will be able to continue filling in the information for your guest.

You can also access the process via cell phone by using the following link:

<https://form.jotform.us/63613743256154>



If there are any problems, please report them to administration@bmla.us

ATTENTION RESIDENTS:

Winter Recreation Hours will be in effect from October 1st, 2019 thru April 30th, 2020.

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

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

Safety Issues to Note:

- 1) If you have a child or children that ride a bus daily and are required to walk to their home, please be sure to tell your children NOT to walk 2 to 3 wide on the road. This is a danger to them and the drivers on the road. PLEASE walk in a SINGLE FILE TOWARDS traffic.
- 2) Walker and Joggers: Please also walk or run TOWARDS traffic.

Thank you for your cooperation.

ATTENTION RESIDENTS!

PAVILION CLOSES

OCTOBER 20TH, 2019 FOR THE SEASON



ATTENTION CAMPERS!

CAMPGROUND CLOSES

OCTOBER 21ST, 2019 FOR THE SEASON



Pot Luck



Pot-

luck Social Is Held The First Monday Of Every Month @6:30PM. There Is No Charge And All Beech Mountain Residents And Quail Hollow Guests Are Welcome! September's Pot Luck Will Be Held On



ALL Boats Must Be Removed From Association Waters By October 22nd, 2019



GARDENING CORNER



TIPS FROM PENN STATE MASTER GARDENERS

HELLO BEECH MOUNTAIN GARDENERS!

September marks the official beginning of autumn each year. For gardeners it marks a season of harvest, and time to prepare the garden for winter. Our wet warm summer has taken a toll on crabapple and apple trees across the state. Fungal leaf diseases are causing early leaf drop here in Beech Mountain. That may require some early application of fungicide next spring. This month we will look at mulch for landscape trees.

MULCHING LANDSCAPE TREES.

Mulches are materials placed over the soil surface to enhance landscape beauty, improve soil conditions, protect plants from foot traffic and lawn equipment, and suppress weeds. Mulches can also improve soil structure and fertility. This is important in urban landscapes where soils are often compacted and lack organic matter, especially on new construction sites.

Mulching mimics the natural environment found in forests where leaves and branches blanket the soil surface, replenishing nutrients as they decompose and creating an ideal environment for root growth. Urban landscape trees and shrubs typically grow in much harsher environments with soils modified by human activities (e.g., construction, lawns, and compaction). A 2- to 4-inch layer of mulch can re-create aspects of a forest's soil environment.

According to the International Society of Arboriculture, mulching, when done correctly, is one of the most beneficial practices a homeowner can do for the health of a tree or shrub. Mulches are available in two major forms, organic and inorganic. Tree care professionals prefer organic mulches, such as wood chips, pine needles, hardwood and softwood bark, cocoa hulls, leaves, and compost mixes, since they decompose, improving soil structure and increasing soil fertility. The various organic mulches decompose at different rates and require periodic reapplication. Inorganic mulches, such as gravel, stone chips, river rock, and rubber, do not provide the same benefits as organic mulches as they do not decompose. The benefits of proper mulching include the following:

- Conserves soil moisture by increasing water infiltration and slowing evaporation
- Improves soil structure, fertility, and aeration as it decomposes
- Moderates soil temperature, protecting roots from extreme summer and winter temperatures
- Eliminates potential tree damage from mowers and trimmers
- Prevents soil compaction by reducing foot and vehicle traffic, allowing roots to “breathe”
- Impedes growth of weeds and grass that compete with tree roots for water and nutrients

PROPER MULCHING METHOD

- Organic mulches are preferable due to their soil-enhancing qualities. Hardwood bark makes very good, inexpensive mulch, especially when it contains a blend of bark, wood, and leaves.
- Mulch can be applied to landscape trees at just about any time of the year. However, the best time to apply mulch is in the middle of spring, once soil temperatures have warmed enough for root growth to begin.
- Mulch as much of the area as possible, preferably to the outermost edge of the tree's canopy, referred to as the “drip line.” Keep in mind, the drip line moves out as the tree grows.
- Apply a 2- to 4-inch layer of organic mulch and no more; use less if the soil is poorly drained. More than 4 inches may harm the tree's root system. If using finely textured or double-shredded mulch, use 1 to 2 inches since these materials allow less oxygen through to the root zone.
- For tree health, keep all mulch material away from the trunk. Allow the root flare (where the trunk meets the soil) to show. The root flare is at or near the ground line and is identifiable as a marked swelling of the tree's trunk where roots begin to extend outward.

AVOID OVERMULCHING

Overmulching landscape trees is common. This is most obvious when mulch extends up the trunk, smothering the root flare and root zone. This practice, known as “volcano” mulching, is never recommended and should not be utilized. As beneficial as mulch is, too much mulch is harmful. Deep mulch may suppress weeds, but it wastes time and money and can cause major health problems that lead to tree decline and possibly death.



BEECH MOUNTAIN LAKES ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OPEN SESSION
August 28, 2019

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

ROLL CALL: Those present for the meeting were: Brian Griffith, Kevin Walsh & Jim Gurzler. Karen Trublea & Bryan Chittester participated via conference call. Lena Fowler was absent. Atty. Joseph Baranko & General Manager, Robert Rosner were also present.

SECRETARY'S REPORT: The July 31, 2019 Executive & Open Session minutes were approved.

TREASURER'S REPORT: The Financials for July were reviewed. Dave Davis provided an update from the Finance Committee.

LEGAL REPORT: No report.

QUAIL HOLLOW REPORT: No report.

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 Fall Festival Committee is looking for volunteers to help with the festival. They are also looking for crafters and vendors.

EAP COMMITTEE: Karen Amici will be attending a required DEP class in October to move this process forward.

ADVISORY COMMITTEE: Chris Blazic reported that the Committee has met with the GM and a Board Member and reviewed with them some of the concerns of the Committee- code enforcement, security and front gate upgrades.

OWNER COMMENTS:

An owner commented that the new doors look great, but the paint on the walls is another matter. An owner asked if a new full-time Maintenance person will be hired. The GM replied not at this time, and that some work will be subbed-out as we are now entering our slow season. An owner asked about the walk-in cooler drainage problem and if it will be addressed. The GM responded that one bid has come in and it was quite high. An owner commented that it appears that Rob is doing a good job as GM and hopes the Board and the ownership will support him. An owner reported that people are using the picnic tables by the spillway as a diving board to dive into the dam. QH will investigate. An owner commented that ATVs are going around the boulders and driving across the dam. The GM will investigate. An owner commented that she was quite disappointed in her meal at the Restaurant last Sunday. The same owner commented that it would be nice to have a family-friendly menu which is more affordable. An owner commented about the cook that resigned. Was any attempt made to retain him? The GM responded that the Board accepted his resignation. An owner commented that trash cans are still being left out long past trash day. Karen will send an email/facebook reminder regarding can retrieval. An owner commented that the salt buckets have been in the foyers of all of the doorways all Summer. The GM will have them removed. The same owner commented about Recreation Staff helping janitorial staff and the weekend features not being put up on the front board this past weekend. An owner requested an update about the thefts in the Restaurant and if charges have been filed. The Association is vigorously pursuing former Employees through the Court system for full restitution. Full restitution in one of the matters has been received. An owner asked if the food trucks coming in for events are paying a % of their sales to the Association. The Board replied they are paying a flat fee and the permit fees. Future consideration will be given to getting a % of sales. An owner commented that there are so many needs, wants, get me this get me that, that it is getting old. The cost of the wish list items should be presented to the ownership so that they have input in the decision making. An owner asked if Maintenance can go over to the back beach and weed whack and clean it up. The GM responded that he will take a look at it, and another owner commented that the back beach is not owned by the Association and that no Association funds should be spent on it.

BML Fall Festival

The Volunteer & Perks Committees are sponsoring a “Fall Festival” on Saturday, October 12th (Rain date Sunday, October 13th) We are looking for volunteers for set up and break down of the event. If you can help with either, please call the Rec Office at (570) 788-1199 and sign up! This will be a kid friendly event with a lot of kid activities and games!
Crafters, Vendors & Food Trucks Too!

COMMUNITY TRICK OR TREAT:



Sunday, October 27th, 2019

1:00 PM to 3:00 PM

Date Subject To Change- Watch For Update!



Children's Costume Parade

Sunday, October 27th

4:00 PM to 5:00 PM In the Community Room.

Costumers Will Parade Around The Clubhouse!



Cash Prizes For Best Costume, Scariest Costume, & Funniest Costume!

Date Subject To Change- Watch For Updates!

Local Happenings

F.M. Kirby Center, Wilkes-Barre

Always in Season - Wednesday, September 4th at 1pm & 7:30pm
 Dr. Zhivago (PG-13) - Friday, September 20th at 1pm & 7:30 pm
 2001: A Space Odyssey– Friday, September 20th at 7:30pm
 Ballet Jazz Montreal presents Leonard Cohen’s Dance Me-Tuesday ,September 24th at 7pm
 Fever 333–Friday, September 27th at 8:30pm



Mohegan Sun Arena, Wilkes-Barre

Snoop Dogg –September 26th at 7pm

Mohegan Sun Casino, Wilkes-Barre

The Downs at Mohegan Sun presents Greg Luzinski– Sunday, September 1st at 5pm at the Racetrack
 Live Harness Racing - Every Monday and Tuesday throughout September at 4pm & every Saturday and Sunday at 7pm at the Racetrack
 Party on The Patio–7800 Fahrenheit (Tribute to Bon Jovi) Thursday, September 5th at 7:30pm

Penn’s Peak, Jim Thorpe

Molly Hatchet– Saturday, September 7th at 8pm
 Voyage~The Ultimate Journey Tribute Band– Friday, September 13th at 8pm
 Trombone Shorty & Orleans Avenue - Thursday, September 19th at 8pm
 The Land of Ozz– Friday, September 20th at 8pm
 Gary Allan– Saturday, September 21st at pm
 George Thorogood and The Destroyers– Sunday, September 29th at 8pm

Mauch Chunk Opera House, Jim Thorpe

Marcia Ball-Friday, September 6th at 8pm
 Nyke and Friends– Saturday, September 7th at 8pm
 Songs From The Road– Friday, September 13th at 8pm
 Craig Thatcher~ Tribute to CREAM– Saturday, September 14th at 8pm
 Gilbert Gottfried (Comedy) - Friday, September 20th at 7pm and at 9:30pm
 The Weeklings (Red Hot Beatles Show) Saturday, September 21st at 8pm
 Skerryvore (Celtic)- Thursday, September 26th at 8pm
 Home Again (Music of Carole King)- Friday, September 27th at 8pm
 Awaken (The Music of Yes)- Saturday, September 28th at 8pm
 Tusk (The Fleetwood Mac Experience)- Sunday, September 29th at 7pm



Nescopeck State Park

Hiking Serious #6 Lehigh Gorge Overlook– Tuesday, September 10th at 9am
 Volunteer Work Day– Wednesday, September 11th at 9am
 National Public Lands Day Work Day– Saturday, September 28th at 9am
 Nature Play Day~ Super Heroes! - Saturday, September 28th at 1pm

Sophia Coxe Foundation Events:

The Last Gasp– A Victorian Murder Mystery– Saturday, September 21st at 6pm
 Where Do I Put The Sofa? - A design class with Joseph Barbotti– Sunday, September 22nd at 1pm
 High Victorian Tea– Sunday, September 29th at 2pm



Lakeside Restaurant & Lounge Fall & Winter Hours of Operation

****CLOSED on Mondays, Tuesdays & Wednesdays**

<u>Restaurant Hours:</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>
	4-9PM	4-9PM	1PM-9PM	1-8PM
<u>Bar Hours:</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>	<u>Sunday</u>
	4PM-Close	4PM-Close	1PM-Close	1-8PM

**Watch Our Facebook Page For Upcoming
Menus & Specials
For The Month Of September!**

September Entertainment

SEPTEMBER 13TH—THE PAPER SHAKERS 8:00PM–11:00PM

SEPTEMBER 20TH— ALIBI 8:00PM–11:00PM

SEPTEMBER 21ST— RAIL 5:00PM– 9:00PM

SEPTEMBER 27TH— HOT SHOT 8:00PM–12:00AM

TIMES AND BANDS SUBJECT TO CHANGE