

# Indian Rocks Ledger

on Lake Wallenpaupack

JANUARY/FEBRUARY 2012

www.indianrocks.com

Indian Rocks P.O.A. of Ledgedale, PO Box 204, Greentown, PA 18426



**Happy  
New Year  
and best  
wishes for  
the coming  
year!**

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**From the  
Staff at  
Indian  
Rocks**



A good time was had by all at the Women's Club Luncheon, which was held on December 3, 2011 at the French Manor.

## Notice from the Board of Directors

Please be advised there will be no election held for 2011, because there were no qualified resumes submitted to fill the Board of Director's 3 open seats. At their October Board of Directors meeting the Board of Directors voted to reduce the size of the Board from 9 members to 7 members, which will leave 1 open seat

to be filled by appointment through the Board of Directors.

Any member in good standing that wishes to be considered to fill this open seat must submit a resume to the Board of Directors through the Association office no later than 4 p.m. on February 6, 2012.

The Board of Directors will review the resumes that were received and will appoint the 1 new member at their next Board of Director's meeting.

## 2012 Board Meeting Dates

- January 21
- February 18
- April 21
- May 12
- June 23
- July 21
- August 18
- September 15
- October 20
- November 17
- December 15

**Deadline for the March/April  
Indian Rocks Ledger is February 13**

# Recreation Committee News

The Indian Rocks Recreation Committee was formed last spring. Although it has taken a while for residents to realize that we exist, we are a group of 7 individuals who hope to create recreational and social activities for the entire community.

Since our start up, we have hosted an Ice Cream Social, a Family Swim night, a Family Movie night and a few rounds of Team Trivia. The weather was a factor twice this past season, and we had to cancel events because we were all too busy with cleaning up the mess left by the severe storms.

The days are shorter and there are fewer people around during the winter months, but we hope to have a few movie nights and potluck suppers to break up the routine. Please feel free to join us at any activity that interests you. We always post the latest event on the big sign at the front entrance and on the smaller bulletin boards outside the office and at the mailbox pavilion. Most of our events are free, or if there is a charge, it is affordable. Finally, thank you to everyone who supported us this first year with ideas, suggestions or donations. We appreciate the input, and we look forward to seeing you soon.

## 2012 APPROVED BUDGET

Income		Total	Expenses		Total
Assessment Fees	\$738,711.00		Amenities	\$7,000.00	
Dock Fees	\$72,020.00		Attorney	\$15,000.00	
Water Fees	\$90,093.00		Attorney Filing Fees	\$1,000.00	
Additional Wristbands	\$1,000.00		Auditing Fees	\$6,500.00	
Capital Improvement Fees	\$3,000.00		Bad Debt Expense	\$71,750.00	
Daily Dock Fees	\$0.00		Capital Improvements	\$83,785.00	
Daily/Weekly Pool Passes	\$75.00		Equipment	\$5,000.00	
			Replacement/Repair		
Exterior Maintenance Fees	\$500.00		Reserve	\$15,000.00	
Finance Charges	\$3,000.00		Truck Replacement Fund	\$5,000.00	
Guest Passes	\$1,000.00		Water System Reserve	\$30,000.00	
Handbooks	\$0.00		White House Capital	\$5,000.00	
			Improvement		
Interest Income	\$800.00		Communications	\$5,500.00	
New Home Construction Fees	\$3,500.00		Community Manager Fuel	\$600.00	
			Allowance		
Property Owners Violations	\$1,500.00		Dock Expenses	\$3,000.00	
Recreational Vehicle Registration	\$3,000.00		Dock Permits	\$10,000.00	
Fees					
Reed Road Maintenance Fees	\$1,000.00		Employee Health Insurance	\$50,000.00	
Rental Application Fees	\$500.00		Employee Salaries	\$247,311.00	
				0	
Rental Income - Restaurant	\$3,000.00		Employee Training	\$2,100.00	
Rental Income - White House	\$9,000.00		Engineering Expenses	\$7,500.00	
Resale Documents	\$1,250.00		Equipment Fuel	\$12,000.00	
Tags, Stickers, Miscellaneous	\$775.00		Equipment Rental	\$300.00	
Water Reconnection Fees	\$100.00		General Maintenance	\$6,300.00	
Water Turn On/Off Fees	\$0.00		Equipment Parts/Repair	\$3,000.00	
Early Payment Discount - Assessment	-\$5,050.00		Housekeeping	\$500.00	
Early Payment Discount - Docks	-\$1,070.00		Identification Bands/Stickers	\$3,010.00	
			Insurance	\$36,000.00	
			Misc. Expenses - Maintenance	\$800.00	
			Misc. Expenses - Office	\$1,000.00	
			Newsletter Expense	\$3,000.00	
			Office Equipment/Computer	\$6,250.00	
			Office Expenses	\$8,600.00	
			Office Supplies	\$3,000.00	
			Payroll Taxes	\$33,200.00	
			Pools/Beach	\$16,900.00	
			Postage	\$6,498.00	
			Public Safety	\$6,300.00	
			Real Estate/School Taxes	\$650.00	
			Restaurant Expenses	\$5,250.00	
			Recreation Committee	\$500.00	
			Road Maintenance	\$6,000.00	
			Safety Equipment	\$1,500.00	
			Sanitation	\$5,000.00	
			Utilities	\$16,600.00	
			Vehicle Expense	\$5,000.00	
			Water System Expense	\$76,600.00	
			Loan Interest	\$21,100.00	
			Loan Principle	\$57,300.00	
			White House Expenses	\$500.00	
			Winter Road Maintenance	\$14,000.00	
<b>Total</b>	<b>\$927,704.00</b>	<b>0</b>	<b>Total</b>	<b>\$927,704.00</b>	<b>0</b>

# Indian Rocks Women's Club

The Woman's Club would like to thank its members, the Indian Rocks staff and our community, without which we would not have been able to host our events.

This year we have hosted the Easter egg hunt, Bingo, Family Picnic, flowers for the pool, flags at the mail pavilion to celebrate holidays and seasons, Halloween Trick or Treat, food drives, Toys for Tots drive, and helped the Recreation Committee with a monetary donation to replace the Basketball Hoop as well as other activities and donations. None of these things would have come to fruition without help. Thank you for your support. Look for more activities starting in the early spring.

From all of us, wishes for a joyous holiday season and a very Happy New Year.

Sincerely,  
Shari Tirado, President

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**Deadline for the March/April Indian Rocks Ledger is February 13**

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The unexpected October snowstorm may have postponed the trick or treating but it was still a big success. The children had a great time and received more candy than they could possibly eat. Thanks to the Women's Club and to all of the candy houses who made this event so successful.

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- Fax .....570-689-7616
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.....1-888-222-0077 in PA only  
.....570-282-6121 outside the area.
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- Electric—PPL ..... 1-800-342-5775
- Hospitals  
Community Medical Center, Scranton .....969-8000  
Marion Community, Carbondale .....281-1000  
Mercy, Scranton .....348-7100  
Moses Taylor, Scranton .....963-2100  
Wayne Memorial, Honesdale .....253-8100
- Sanitation  
Butler, Mt. Cobb .....689-2202  
Salem Township, Hamlin .....689-4663
- Schools  
Western Wayne Admin., South Canaan .....937-4270  
Hamlin Elem., Hamlin .....689-2632  
High School, Varden .....698-7910  
Lake School, Lake Ariel .....698-5616  
Middle School, Varden .....937-3010  
R.D. Wilson, Waymart .....488-6454  
S.E.O—Sewage Enforcement Officer-Gary Enslin  
Salem Twp. Building – Fridays .....689-4663  
State Police, Honesdale, PA .....253-7126  
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Outside of PA ..... 1-888-387-3800  
Lake Ariel Post Office .....570-698-5311

## Indian Rocks Ledger

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# Holiday Hangover by Aunt Gabby

This article first appeared last year in the newsletter and is used with the permission of the author.

It's that time of year again. I am referring to the dreaded letdown after the holidays, otherwise known as the "holiday hangover". I am not alluding to all the beverages consumed during the holiday festivities; I am referring to that area around my middle that now hangs over my waistband, hence the name. How did this happen? How did I manage to get so far out of shape in so short a period of time? I needed to review my eating and drinking habits from the Thanksgiving feast through New Year's Day and beyond.

To begin with, the weather turned colder towards the end of October and any excuse to skip the regular exercise regimen was a welcome change. There were a few weeks in there, where the regular diet of salads and lean meat or fish was the norm, but then somehow, things got out of hand. Here is my food diary for the past 2 months.

**Nov. 16:** Wow, look at the date! Thanksgiving is almost here and I haven't even started on the pies. Apple pie, pumpkin pie and the family favorite, coconut custard, should do it. After getting all the ingredients together, I began my work. Hours later, exhausted, I left the kitchen and 6 pies were on the counter. A small slice of pumpkin pie, complete with whipped cream, hit the spot, and besides, I needed to reward myself for all that work!

**Nov. 20:** A neighbor called and invited my husband and me to dinner. It was a feast to behold. I didn't want to be rude, so I tried a little bit of everything. All of it was outstanding and I especially liked the stuffed mushrooms that were served as an appetizer. I couldn't stop at one.

**Nov. 24: Thanksgiving Day.** This is a day to forget about the diet, I mumbled to myself. The turkey, gravy, stuffing, rolls, mashed potatoes and cranberry sauce were all delicious. And let's not forget those pies I made. Everyone decided to have a small slice of each. Did I mention that elastic waist slacks are the way to go on this food laden day?

**Nov. 27:** Another post holiday meal. A few glasses of wine with a complete pasta dinner were thoroughly enjoyed by all. Who brought that delicious cheesecake? Hey, a small slice can't hurt, I convinced myself.

**Dec.1** Feeling guilty, I decided to walk away the pounds, but one half hour walk wasn't enough to shed those 3 extra pounds I had already discovered after stepping on the scale.

**Dec.3- 5:** This was the first round of holiday festivities, which lasted from Friday night to Sunday. How come everyone decided to have gatherings on the same weekend? I tried to pace myself; it was a hopeless task. The shrimp cocktail called to me, the plates of hors d'oeuvres had my name on them, and hey, another glass of eggnog for me. Another 2 pounds up on the scale told me I was in serious trouble. Had anyone seen my elastic waist pants?

**Dec. 8:** This day was the first of 3 cookie exchanges I planned to attend. I couldn't help myself; I sampled more than a few buttery treats as the exchange progressed.

**Dec. 17:** Another holiday get together with friends and everything on the menu had a calorie count of at least 1,000. I decided to "just pick," but my hostess kept insisting I try another mouthwatering concoction. What's a woman to do? Now where did I hide the scale?

**Dec.19- 25:** This entire week was a blur. It seemed like a constant round of food and

drinks at one place or another. The wine was delicious, as were the little round thingies on the tray provided by a friendly host. I lost track, and of course, I was still trying to wrap all those presents. To nourish myself, I made some hot chocolate with whipped cream and had a few of the butter cookies left from cookie exchange number 3. I won't even begin to describe the actual Christmas meal. Let me just say that I consumed enough calories for 4 people. Maybe it was the plum pudding that was my undoing.

**Dec.26-31:** Another round of stopping by a neighbor's house for some holiday cheer. By this point, I wasn't feeling very cheery and I couldn't button the waistband on my pants. The big night of Dec 31 meant more

delicious, yet fattening food. To my dismay, the scale groaned when I got on it the next day. It even referred to me as "tubby."

So there's my tale of woe. All my hard work of diet and exercise were gone forever in a feeding frenzy of one month. I looked down at myself and discovered a spare tire around my middle that would fit on a Honda Civic. How quickly I had fallen and now the uphill battle to get back in shape begins. Tomorrow is the beginning of the diet and a strict regimen of exercise, I promise. I want to be in top-notch shape by spring and swimsuit weather, I tell myself. Just then there is a knock at the door, and my neighbor appears with a plate full of brownies. Maybe I need to start the diet tomorrow!



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# Indian Rocks Shines for the Holidays



The Community was aglow with the holiday spirit this past December. Thanks to all of you who made Indian Rocks shine a bit brighter this holiday season!

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# Indian Rocks Property Owners Assoc., Inc. of Ledgedale

## BOARD OF DIRECTORS MEETINGS - September 24, October 22 & November 19, 2011

### September 24, 2011

The regularly scheduled meeting of the Indian Rocks POA, Inc. of Ledgedale Board of Directors was held on September 24, 2011 in the Community meeting hall.

Members Present: David Anthony; Robert Butler; Leonard Buxton; Wilbur Carlson; Michele Craft, Secretary/Treasurer; Madeline Nolan; Alfred Vacca; John Zande, Vice President

Members excused: David Kratz, President

Members absent: None

Also in attendance: Harry Davis, Community Manager

**Call to Order:** Vice President John Zande called the meeting to order at 10:05 a.m.

**Minutes of August 27, 2011 Regular Meeting:** A motion to accept the minutes of the August 27, 2011 regular Board meeting as presented was made by D. Anthony and seconded by L. Buxton. The motion carried. All in favor. 8 yes, 0 no, 1 absent, 0 abstain.

### Ratification of Actions

**Taken at Prior Work and Executive Sessions:** A motion to ratify actions taken at the August 27, 2011 Board executive session and August 27, 2011 Board work session was made by W. Carlson and seconded by M. Nolan. The motion carried. All in favor. 8 yes, 0 no, 1 absent, 0 abstain.

**Treasurer's Report for July 2011:** A motion to accept the July 2011 treasurer's report as presented was made by M. Nolan and seconded by R. Butler. The motion carried. All in favor. 8 yes, 0 no, 1 absent, 0 abstain. Noted that the August report will be voted on at the next meeting.

**Manager's Report:** Community Manager H. Davis provided an update to the Board and community members on various topics. These topics included (but are not limited to): Docks are out of the water, basketball hoop will be going in when there is a break in the weather, drainage issues being worked on, potential sale of water system still being researched, and new office staff.

**Old Business:** No old business was discussed.

### New Business:

**2012 Budget Discussion:** Noted that the Board is working on the budget for the 2012 fiscal year.

**Open Forum:** Comments to the Board and Community Manager were heard from several members. Questions raised by members at the meeting during this time were answered or will be followed up on.

**Adjournment:** There being no further business before the Board, the meeting was adjourned by Vice President John Zande at 10:40 a.m.

### October 22, 2011

The regularly scheduled meeting of the Indian Rocks POA, Inc. of Ledgedale Board of Directors was held on October 22, 2011 in the Community meeting hall.

Members Present: Robert Butler; Leonard Buxton; Wilbur Carlson; Michele Craft, Secretary; David Kratz, President; Madeline Nolan; Alfred Vacca

Members excused: David Anthony; John Zande, Vice President

Members absent: None

Also in attendance: Harry Davis, Community Manager

**Call to Order:** President David Kratz called the meeting to order at 10:08 a.m.

**Minutes of September 24, 2011 Regular Meeting:** A motion to accept the minutes of the September 24, 2011 regular Board meeting as presented was made by M. Nolan and seconded by R. Butler. The motion carried. 6 yes, 0 no, 2 absent, 1 abstain (D. Kratz).

**Ratification of Actions Taken at Prior Work and Executive Sessions:** A motion to ratify actions taken at the September 24, 2011 Board executive session and September 24, 2011 Board work session was made by L. Buxton and seconded by M. Nolan. The motion carried. 6 yes, 0 no, 2 absent, 1 abstain (D. Kratz).

**Treasurer's Report for August 2011:** A motion to accept the August 2011 treasurer's report as presented was made W. Carlson and seconded by M. Nolan. The motion carried. All in favor. 7 yes, 0 no, 2 absent, 0 abstain.

**Treasurer's Report for September 2011:** A motion to accept the September 2011 treasurer's report as presented was made M. Nolan and seconded by L. Buxton. The motion carried. All in favor. 7 yes, 0 no, 2 absent, 0 abstain.

**Manager's Report:** Community Manager H. Davis provided an update to the Board and community members on various topics. These topics included (but are not limited to): Culvert cleanout by fire department, winterization of pool and boats, various drainage issues in the community, and water leaks being found.

**Old Business:** No old business to discuss.

### New Business:

**2012 Budget Discussion:** President D. Kratz noted that the budget was still being discussed.

**2011 Board of Directors Election:** President D. Kratz noted that we only had one resume come in and that the person has not been a member for 2 years. There will be no ballots mailed so the board is discussing what the next steps are.

**Resignation of M. Craft as Treasurer:** M. Craft noted that effective immediately she is resigning as treasurer of the board. She will serve out her term as Secretary of the Board and board member.

**Open Forum:** Comments to the Board and Community Manager were heard from several members. Questions raised by members at the meeting during this time were answered or will be followed up on.

**Adjournment:** There being no further business before the Board, the meeting was adjourned by President David Kratz at 10:31 a.m.

### November 19, 2011

The regularly scheduled meeting of the Indian Rocks POA, Inc. of Ledgedale Board of Directors was held on November 19, 2011 in the Community meeting hall.

Members Present: David Anthony; Robert Butler; Leonard Buxton; Wilbur Carlson, Treasurer; Michele Craft, Secretary; David Kratz,

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President; Madeline Nolan; Alfred Vacca; John Zande, Vice President

Members excused: None

Members absent: None

Also in attendance: Harry Davis, Community Manager

**Call to Order:** President David Kratz called the meeting to order at 10:05 a.m.

**Minutes of October 22, 2011 Regular Meeting:** A motion to accept the minutes of the October 22, 2011 regular Board meeting as presented was made by M. Nolan and seconded by J. Zande. The motion carried. All in favor. 9 yes, 0 no, 0 absent, 0 abstain.

**Ratification of Actions Taken at Prior Work and Executive Sessions:** A motion to ratify actions taken at the October 22, 2011 Board executive session and October 22, 2011 and November 7, 2011 Board work sessions was made by R. Butler and seconded by D. Anthony. The motion carried. All in favor. 9 yes, 0 no, 0 absent, 0 abstain.

**Treasurer's Report for October 2011:** The financial reports and treasurer's report will be tabled so that they can be finalized. A motion to table the October 2011 treasurer's report was made J. Zande and seconded by W. Carlson. The motion carried. All in favor. 9 yes, 0 no, 0 absent, 0 abstain.

**Manager's Report:** Community Manager H. Davis provided an update to the Board and community members on various topics. These topics included (but are not limited to): Delinquent collections, home owner address updates,

file updates in the office, preparation for the 2011 audit, drainage issues being worked on, and overhanging tree trimming. H. Davis and M. Craft also noted the Pennsylvania Supreme Court Case was decided in our favor and that we would be trying to recoup the legal fees we put out to defend this case.

**Old Business:**

2012 Budget: D. Kratz noted the unexpected expenses in the 2011 budget year. Also discussed the proposed budget noting the \$51 assessment increase as well as the change in water rates to \$7.89/1k gallons and \$10/month. A motion to adopt the 2012 budget as noted with the stipulation that if the community votes to sell the water system the water rates will need to go up just before the sale to meet the buying company's water rates was made by J. Zande and seconded by L. Buxton. The motion carried. 5 yes, 4 no (D. Anthony, R. Butler, M. Craft and A. Vacca), 0 absent, 0 abstain.

2011 Board election: D. Kratz noted that the Board voted that the size of the board will be 7 going forward as of January 2012. Also noted that since only one resume was received and it did not meet the two year ownership criteria required to be part of an election, no election was held. The Board will post in the next newsletter for resumes from any owners in good standing for thirty days and the board will appoint from resumes submitted.

Potential water system sale update: D. Kratz noted updates on the potential sale of the water system. He also noted that there will be a public meeting held on December 17, 2011 with notice given per the by-laws for community members to discuss questions/ comments with the board.

**New Business:**

D. Kratz noted thanks to the Women's Club for the Halloween activities for the children held this year.

Auditor contract for 2011 audit: A motion to accept the

3 year proposal as presented with the stipulation that a "not to exceed" clause and personnel rates would be included was made by M. Craft and seconded by M. Nolan. The motion carried. All in favor. 9 yes, 0 no, 0 absent, 0 abstain.

**Open Forum:** Comments to the Board and Community Manager were heard from sev-

eral members. Questions raised by members at the meeting during this time were answered or will be followed up on.

**Adjournment:** There being no further business before the Board, the meeting was adjourned by President David Kratz at 11:07 a.m.

Respectfully Submitted,  
**Michele Craft, Secretary**

# After the Holidays

by Dawn Van Den Heede

By the time this reaches all of you the hustle and bustle of the holidays will be just a memory. If you are anything like me, the cleanup unfortunately is not yet a memory. Taking down the tree and decorations is something that gets put off until the pine needles are dropping so fast that I need to keep the vacuum on standby. It's always so exciting putting up the holiday decorations, but taking them down is always such a bittersweet event.

On one hand, once they are all down and the tree is out of the living room, the house always looks much bigger and neater. On the other hand the removal and wrapping of all the ornaments and decorations is such a time consuming process which always seems to take way longer than

putting them up. Once it's all boxed up, the journey up to the attic always results in several bumps to the head due to the low ceilings and it all never seems to fit up there the way it came out.

All in all the joy of the season definitely outweighs the inconvenience of the cleanup. The time spent with family and friends, the smiles on the children's faces, the beauty of the holiday lights and the overall excitement of the season make it all worthwhile. Let us all hold on to these good memories to get us through the dead of winter as we brave the frigid temperatures and shovel too much snow.

I hope that everyone had a joyous holiday and wish all of the wonderful people of this Indian Rocks Community a happy and healthy new year!


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**Did You Know?** Newspaper, corrugated cardboard, plastic, cans and bottles can be taken to a recycling center located at Dutch's Market in Greentown. Recycling does not take a great deal of time and is certainly important to our environment.

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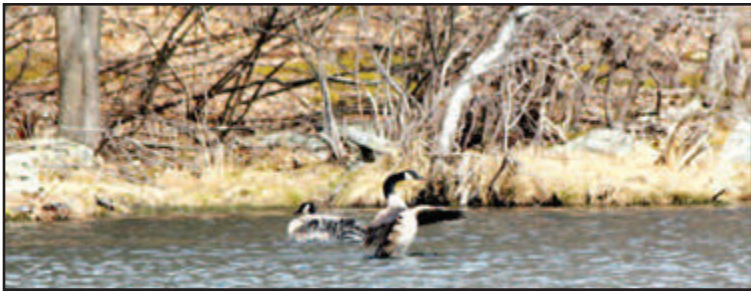
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**GREAT SERVICE**  
**QUICK DELIVERY**



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The Home Heating Company that Cares

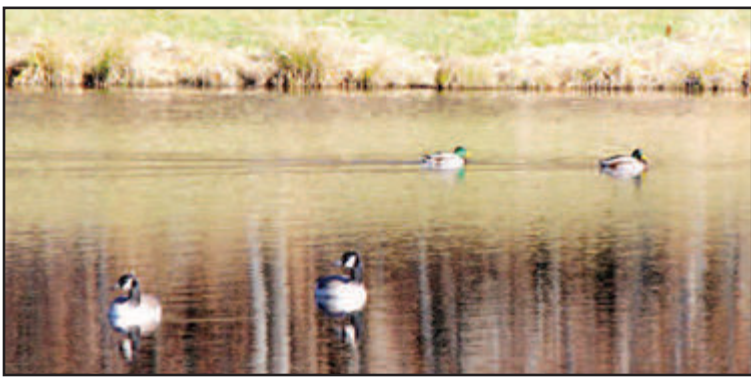
**PENNYWISEFUEL.COM 629-0800**

# Wildlife Abounds in Indian Rocks



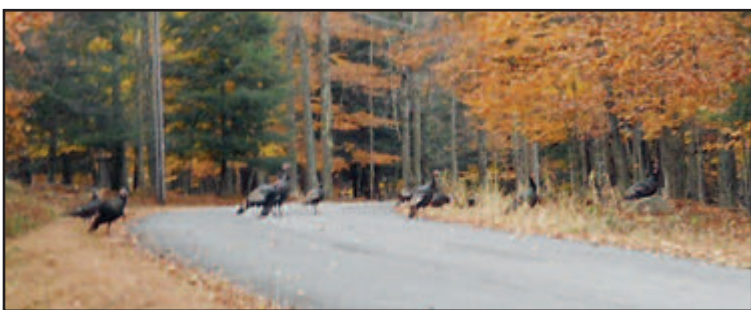
A graceful landing on the pond.

*Photo contributed by Tim Murphy*



The geese take a rest on the pond while making their journey south.

*Photo contributed by Tim Murphy*



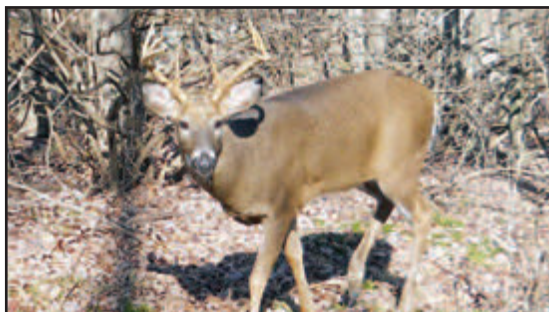
This flock of wild turkeys think they own the road, and for fear of a broken windshield I would not tell them any different!



He is definitely the king of the hill.



This buck was within a few feet of the maintenance truck when this photo was taken. We can only guess what he is trying to tell them!



This majestic buck has been seen on many occasions roaming through the community.



This group was very obliging and all looked at the camera for the photo.



Recently remodeled. All new appliances, 2 full baths, 3 bdrms. Wood stove in living/dining area. A house that needs nothing just enjoy the mountains and lake. \$135,000



Short access to pool. 3bdrms/2 baths. Large living/dining/kitchen area for the whole family. Corner property. \$135,000.



Ranch in excellent condition. 2 lots (back to Bruin Rd. driveway entrance) 1 Assessment. 2 bdrm/1 bath, kitchen, dining & living area. Screened in porch + large utility shed. \$96,500.



COMPLETELY RE-MODELED - 4 bdrms, propane fireplace, open kitchen, living & dining area. Full finished basement w separate laundry room. Large lot + storage shed. \$158,000.



Affordable cabin at the "Lake." Sun room + an open deck. Full basement. 2 bdrms + 1 bath w shower. 3 lots! Assessment. \$81,000.



White Tail lane lot (551) is wooded and has a current perc. Lot 340 Deerfoot no perc but can be used for driveway into lot 551 if joined. Great location, short distance to boat docks. 2 lots-\$7,000.

## Terrific Lake Wallenpaupack properties!

Begin 2012 by calling  
**Sally Venesky @ 570.840.0096**



**Sally Venesky**  
Realtor

**JOSEPH J. O'BRIEN**  
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